

**SPECIAL MEETING**

**Tulsa Development Authority Board of Commissioners  
Monday – June 26, 2017**

One Technology Center  
175 East 2<sup>nd</sup> Street  
Tulsa, OK 74103

Meeting: 4:00 p.m.

10<sup>th</sup> Floor North Conference Room

**Present:**

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

**Not Present**

Julius Pegues, Commissioner

**Additional attendees:**

Kevin Anderson  
Linn Cain  
Derek Gates  
Vanessa Hall-Harper  
Sam Hardiman

Norman Kildow  
NaTasha Bunch-Everly  
Jane Malone  
Carol Young

**Materials distributed at the executive session are incorporated by reference to these minutes and filed separately. The Special Meeting was called to order at 4:02 p.m. by Chairman Peters. A quorum was present.**

1. **Roll Call:** Jane Malone called roll; Chairman Peters, Commissioner Bracy, and Commissioner Roberts were in attendance. Vice Chairman Mitchell arrived at 4:06 p.m., Commissioner Pegues was absent. A quorum was present
2. **Receive, Discussion and Vote:**
  - a. **Discussion, consideration, and vote to expand the boundaries of the North Peoria TIF District No. 4 to include an additional four (4) acres (1.007%) to increase the size from 512.862 acres to 516.862 acres, and to include the southeast corner of East 36<sup>th</sup> Street North and North Peoria Avenue, Tulsa, Oklahoma:** Executive Director Walker stated Councilor Vanessa Hall-Harper encouraged a meeting with representatives from Save A Lot food stores. The Developer, Honor Capital, is requesting GAP financing of \$1,000,000.00 to complete the project. Kathy Taylor

also met with representatives from Save A Lot and fully vetted the process of assisting Honor Capital with GAP financing. Executive Director Walker also stated one option is to expand the boundaries of the North Peoria TIF to include the Save A Lot project site. Extending the boundaries can allow funds to be used for infrastructure improvements on the project. The current Northern boundary is East Apache Street. Extending the boundary to East 36<sup>th</sup> Street North will increase the TIF area an additional 4.8 acres. General Counsel Hartley stated the increase of 4.8 acres will require a minor amendment to the TIF plan. The Board has the authority to amend the TIF boundaries of no more than 5%, which allows for adaptability to change. Counsel Hartley also stated, today's action from the Board will be to extend the boundary only, not expending any TIF funds for the proposed development. Derek Gates suggested extending the North Peoria Lighting project to East 36<sup>th</sup> Street North, if the Board approves the boundary extension. Norman Kildow provided an example of the Tulsa Technology TIF boundaries being extended to include certain areas. Vanessa Hall-Harper stated the Save A Lot food store will be a full-service grocery store. Honor Capital owns and manages the stores, and the headquarters are located at the Save A Lot grocery store in West Tulsa.

After discussion, Vice Chairman Mitchell moved to approve **Resolution No. 6353**, expanding the boundaries of the North Peoria TIF District No. 4 to include 4.8 acres to increase the total acreage from 512.862 to 517.662, and to include the southeast corner of East 36<sup>th</sup> Street North and North Peoria Avenue, Tulsa, Oklahoma. Commissioner Bracy seconded the motion. The vote was recorded as follows:

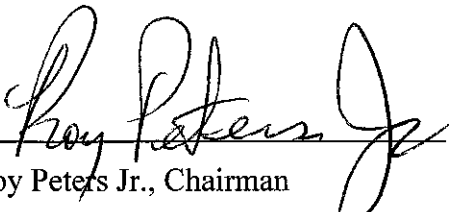
**Ayes: Peters, Mitchell, Bracy, and Roberts**

**Nays: None**


**The motion passed unanimously.**

**3. Adjournment:** The meeting adjourned at 4:15 p.m.

**Tulsa Development Authority**

  
Roy Peters Jr., Chairman

**Approved as to legal form and adequacy:**

  
Jot Hartley, Esq., General Counsel