

SPECIAL MINUTES

Tulsa Development Authority Board of Commissioners Special Meeting

One Technology Center
175 East 2nd Street
Tulsa, OK 74103
10th Floor North Conference Room

Tuesday – July 12, 2016

8:30 a.m.

Present:

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

Absent:

Steve Mitchell, Vice Chairman

Also Present:

Scott Arnold
Howard Barnett
Clay Bird
Bob Blackburn
Ron Bussert
Linn Cain
Jim Coles
David Charney
Jeremy Cimmen
Mike Dickerson
Derek Gates
Jared Gonzales
Doug Hammel
Jack Henderson
D.S. Hines
Chris Hudgins
Emily Hutton
Bob Jack
Brandon Jackson
Kim Jackson
Stacy Kymes
Ken Levit
Chris Lilly

Also Present:

Charity Marcus
Joyce McClellan
Julie Miner
Jeff Moore
Sally Moseby
J.E. Murmanis
Matt Newman
Lori Schram
Luke Schmidt
Marvin Shirley
Michael Smith
Sherry Smith
John Snyder
Jeremy Stahle
Mike Thedford
Steven Watts
Kathy Weaver
Nick Whitchurch
Will Wilkins
Sara Wylly
James Zeigler
NaTasha Bunch-Everly
Jane Malone

The Special meeting was called to order at 8:31 a.m. by Chairman Peters. Decisions will be made, votes and action taken. A quorum was established. The Agenda will be followed as printed. 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, Commissioner Pegues, Commissioner Bracy, and Commissioner Roberts were present. Vice Chairman Mitchell was absent; however, at 8:45 a.m. he telephoned into the meeting. A quorum was present.
- 2. Routine, Repetitive Items for Action:**
 - a. Minutes of June 2, 2016 Regular Meeting
 - b. Minutes of June 2, 2016 Executive Session Meeting

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

Ayes: Peters, Pegues, Bracy, and Roberts
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. Tulsa Urban Development Group, LLC, d/b/a Urban8:**

The Redeveloper is in the process of completing the interior of Unit No. 2. The irrigation and landscaping of the Common Areas are ongoing. Urban8 continues to wait for the placement of the PSO equipment.

- B. The Edge at East Village (Hartford Commons, LLC):**

The Redeveloper has received the Certificate of Occupancy for Phase I and Phase II. The swimming pool will be complete by mid-July. There are currently five (5) units occupied. Sixty-Six (66) units are ready for lease. Phase II will be complete by August 2016.

- C. Fire Station No. 1 - CORE Associates, LLC:**

The property closed on April 15, 2016. The Redeveloper continues to make progress under the terms of the agreement.

- D. The Flats on Archer**

The Redevelopers have completed the preliminary bidding of the project. The project is currently in the permitting stage with the City of Tulsa.

E. Blue Dome Anchor, LLC:

The Redeveloper is in the process of clearing and cleaning the site. The façade of rehabilitation mock-up is complete. Discussions are being held with Medical and Wellness Services, and a national Title and Trust Company for tenancy on Levels 1 and 2. The Redeveloper plans to utilize Level 3 for apartments.

F. YMCA Lofts:

This is an Agenda item for today for approval of the Ninth Draw Request.

G. The Meridia, LLC - City Development LLC:

This is an Agenda item for today for approval of the Third Draw Request.

H. Box Yard Project:

The Redeveloper received a building permit to commence construction. The Contractor is pouring concrete for the site.

I. First Street Lofts:

On June 24, 2016, the First Street Lofts project officially closed. Construction is scheduled to commence the first week of July 2016. The project is scheduled for completion by December 2016.

2. Emerson Elementary School:

This is an Agenda item for the meeting today. The deal is structured as a 50 year lease between TPS and UCAT, as opposed to a land transfer.

3. 1216 North Lansing Avenue, The Lansing Centre:

In 2012, the entire roof was replaced at the TDA Office. In the spring of 2016, TDA had all HVAC units serviced and filters replaced. TDA has been in contact with Tara Contractors and he proposes the following:

- Provide time and materials to remove and reinstall 10 Roof Top Units with curb adapters
- The roof will be mopped for proper sealing to prevent moisture into the building
- Usage of crane will be necessary for the removal and reset of units and curb adapters.
- The cost of each unit is \$5,820.00

Executive Director Walker stated, TDA will contract with Wortman Air Conditioning instead of Tara Contractors, and work will begin next week.

5. Sector Plan Update

Doug Hammel, representative with Houseal Lavigne, is present today to provide a status update. Mr. Hammel stated at the meeting with the North Tulsa CAT team last night, a discussion occurred regarding the name of the North Tulsa Sector Plan. The CAT members do not believe the name North Tulsa Sector Plan is reflective of the area described in the Sector Plan. Suggestions were made for name changes of, "Greenwood Sector Plan" or

“Greenwood Heritage Plan.” General Counsel Hartley attended the meeting and stated the CAT members placed a strong emphasis on economic development and entrepreneurship. Councilor Jack Henderson was present and Chairman Peters asked for comments and concerns about the plan from Councilor Henderson, and none were stated.

After discussion, Commissioner Bracy moved to accept TDA’s Executive Director Report for July 2016. Commissioner Pegues seconded the motion. The vote was recorded as follows:

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

The motion passed unanimously

4. Receive, Discuss, and Vote:

- a. **Discussion, consideration, and vote to approve a Resolution authorizing the Ninth Draw Request from TDL NOW, LLC for the YMCA Project located at 515 South Denver Avenue, Tulsa, Oklahoma:** Bob Jack and John Snyder were present to provide a status update of the project. Executive Director Walker stated, this is a routine item for approval. Draw Requests No. 7 and No. 8 were combined for a total of \$262,500.00 and approved at TDA’s June Board Meeting. After discussion, Commissioner Pegues moved to approve **Resolution No. 6231**, approving payment of Advance Number Nine, in the amount of \$87,500.00, to TDL Now, LLC pursuant to Redevelopment Agreement for the YMCA Lofts Project – 515 South Denver, Tulsa, Oklahoma. Commissioner Bracy seconded the motion. The vote was recorded as follows:

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

The motion passed unanimously

- b. **Discussion, consideration, and vote to approve a Resolution authorizing the Third 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:** Jeremy Kemer, a representative with River City Development was present and provided a status update. Executive Director Walker stated, this is a routine item for approval. After discussion, Commissioner Bracy moved to approve **Resolution No. 6232**, approving payment of Advance Number Three, in the amount \$234,000.00, to The Meridia, LLC pursuant to Redevelopment Agreement for the Meridia Project – 522 South Boston Avenue, Tulsa,

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

Ayes: Peters, Pegues, Bracy, and Roberts

Nays: None

The motion passed unanimously

- c. **Discussion, consideration, and vote to approve a Resolution to enter into a Redevelopment Agreement with James Zeigler for TDA owned property located at 765 East Tecumseh Street, Tulsa, Oklahoma:** Executive Director Walker stated, at last month's TDA meeting the Board approved entering negotiations with Mr. Zeigler. Today is the request to approve the Redevelopment Agreement. After discussion, Commissioner Pegues moved to approve **Resolution No. 6233**, approving Contract for Sale of Land for Private Redevelopment with James Zeigler for purchase of 765 East Tecumseh Street, Tulsa, Oklahoma. Commissioner Bracy seconded the motion. The vote was recorded as follows:

Ayes: Peters, Pegues, Bracy, and Roberts

Nays: None

The motion passed unanimously

- d. **Discussion, consideration, and vote to approve a Resolution authorizing a Release of a Mortgage Caveat for property located at 788 East Seminole Place, Tulsa, Oklahoma, (Neighbor for Neighbor):** General Counsel Hartley stated this is a request for Release of Mortgage Caveat to assist the new owners in closing on the property. After discussion, Commissioner Pegues moved to approve **Resolution No. 6234**, to execute a Document to Release TDA Caveat for property located at 788 East Seminole Street, Tulsa, Oklahoma (Neighbor for Neighbor, Inc.). Commissioner Roberts seconded the motion. The vote was recorded as follows:

Ayes: Peters, Pegues, Bracy, and Roberts

Nays: None

The motion passed unanimously

Vice Chairman Mitchell conferenced into the meeting via telephone at 8:45 a.m.

- e. **Discussion, consideration, and vote to authorize a Resolution approving a request from the University Center at Tulsa (UCT) to allow Tulsa Public Schools to lease, occupy and utilize a portion of UCT owned real estate, located at 909 North Boston Avenue, Tulsa, Oklahoma, for expansion of Emerson Elementary School:** Howard Barnett, President of OSU-Tulsa, was present and provided history of the

request from TPS. He stated, the UCAT Board voted in May to lease the land and not transfer the land to TPS. The lease is for 50 years for One Dollar (\$1.00). Vice Chairman Mitchell stated TPS has provided schematics of the intended use of the land, TPS has a budget, and TPS owns all its other properties, and the land should be transferred to TPS, not leased. Mr. Barnett stated the UCAT Board voted for the Lease Agreement because TPS has closed schools in the past and the Board does not want an abandoned structure on the land and the Board is also taking into consideration the threat of OETA shutting down. Commissioner Pegues stated OETA and TPS cannot be compared and he is against leasing the land to TPS. Vice Chairman Mitchell stated going forward with the lease is an odd precedent and asked TPS representative Chris Hudgins, what would TPS prefer lease or transfer? Chris Hudgins, Executive Director Energy and Management projects, stated TPS does not have an issue with the lease and does not want to hold up the project because of lease and transfer issues. The TDA Commissioner's agreed that the project should not move forward just because of the project time frame. Chairman Peters suggested approving the lease today, with the understanding that UCAT and TPS would work towards a land transfer. Mr. Howard Barnett stated he could not speak for the UCAT Board, but would strongly recommend the Board approve a land transfer. General Counsel Hartley stated TDA is requesting UCAT and TPS work towards a land transfer, but it is not a condition for approval of the Lease Agreement. Chairman Peters stated, that Mr. Barnett understands and will relate to the UCAT Board that TDA requests them to reconsider a land transfer as opposed to the Lease Agreement. After discussion, Commissioner Pegues moved to approve **Resolution No. 6235**, approving Lease Agreement between University Center at Tulsa Authority and Tulsa Public Schools for property located at 909 North Boston Avenue, Tulsa, Oklahoma. Chairman Peters seconded the motion. The vote was recorded as follows:

Ayes: Peters, Pegues, and Bracy

Nays: Roberts

The motion passed with Majority vote.

f. Discussion, consideration, and vote to enter into negotiations for sale of TDA owned property located as follows:

Purchaser	Address	Sale Price	Deposit
Michael Jackson	1310 North Olympia Avenue	\$8,500.00	\$425.00
Lille Spencer	4508 North Hartford Avenue	\$6,500.00	\$325.00

Executive Director Walker stated, this is the next step for the properties from the last Lot Draw. The property located at 1310 North Olympia Avenue may have structural damage and Mr. Walker requested Mr. Michael Jackson provide an estimate on the structural damage for a

reduction in the purchase price. Commissioner Pegues suggested preparing the Contract with a sale price of \$6,500.00. After discussion, Commissioner Bracy moved to approve **Resolution No. 6236**, authorizing negotiations for the Sale and Redevelopment of property located at 1310 North Olympia Avenue and 4508 North Hartford Avenue, Tulsa, Oklahoma to Michael Jackson and Lillie Spencer, respectively. Commissioner Pegues seconded the motion. The vote was recorded as follows:

Ayes: Peters, Pegues, Bracy, and Roberts

Nays: None

The motion passed unanimously

- g. Discussion and consideration to receive and review responses from the TDA RFP for property located West of Elgin Street, between East Archer Street and East Brady Street, Tulsa, Oklahoma (Block No. 44).**
 - i. Oklahoma Museum of Popular Culture**
 - ii. Pine Place Development, LLC**

Chairman Peters stated the Respondents will present in Open Session and may also present in Executive Session, if deemed necessary by the Board. Confidential financial information is not to be disclosed in Open Session.

Bob Blackburn, Jeff Moore, and Chris Lilly, representatives for Oklahoma Museum of Popular Culture were present to provide a presentation of the proposed OK Pop Museum. The representatives answered questions and concerns from the Board.

Michael Smith, Charity Marcus, Damien Hines, and Jim Murmanis, representatives for Pine Place Development, LLC, were present to provide a presentation of the proposed B.C. Franklin building. The representatives answered questions and concerns from the Board.

Public Comments: Marvin Shirley, President of Brady District Homeowners Association, Sherry Smith, Director of Greenwood Chamber of Commerce, and Charity Marcus, PR Consultant for Pine Place Development, LLC are in favor of the B.C. Franklin Building. Ken Levitt, representative with George Kaiser Family Foundation is in favor of OK Pop Museum.

- h. Discussion and consideration to receive and review responses from the TDA RFP for property located South of East Virgin Street, between North Lansing Avenue and the Osage Prairie Trail, Tulsa, Oklahoma (Ogan's Circle).**
 - i. D.W. Gates Engineering**
 - ii. Capital Homes**

iii. Tara Custom Homes

Derek Gates, representative with D.W. Gates Engineering, was present to provide a presentation of his proposed vision for the housing development in the Ogan's Circle area. Mr. Gates answered questions and concerns from the Board.

David Charney and Sally Moseby, representatives with Capital Homes, were present to provide a presentation of the proposed housing development in the Ogan's Circle area. The representatives answered questions and concerns from the Board.

Brandon Jackson, representative with Tara Custom Homes, was present to provide a presentation of his proposed vision for the housing development in the Ogan's Circle area. Mr. Jackson answered questions and concerns from the Board.

Commissioner Pegues moved to go into Executive Session at 11:21 a.m., seconded by Commissioner Roberts. The vote was recorded as follows:

Ayes: Peters, Pegues, Bracy, and Roberts

Nays: None

The motion passed unanimously.

- 5. 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 responses to the Request for Proposal for TDA owned property located West of Elgin Street, between East Archer Street and East Brady Street, Tulsa, Oklahoma (Block 44). [25 O.S. §307(b) (4) and §307(c) (10).]
 - b. Confidential communication with Counsel regarding responses to the Request for Proposal for TDA owned property located South of East Virgin Street, between Lansing Avenue and the Osage Prairie Trail, Tulsa, Oklahoma (Ogan's Circle). [25 O.S. §307(b) (4) and §307(c) (10).]

f. Confidential communication with Counsel regarding TDA annual evaluation of the TDA Executive Director.

6. **Vote to Return to Open Session:** Commissioner Bracy moved to return to open session at 1:15 p.m., seconded by Commissioner Pegues. The vote was recorded as follows:

Ayes: Peters, Pegues, Bracy, and Roberts

Nays: None

The motion passed unanimously.

7. **Statement of the Executive Session:** During Executive Session, all Commissioners of the Authority who were present for this meeting were present for the Executive Session. The Authority maintained a quorum. During the Executive Session, the items on the published Agenda were the only items discussed. No votes were taken during the session. This will constitute the minutes of the Executive Session.

8. **Discussion, consideration and vote on items discussed in Executive Session:**

5.a. **RFP Responses - Block 44**

Chairman Peters thanked the Respondents for participating in the RFP process. He stated a decision will not be made today because the TDA Board asked the City of Tulsa staff to prepare an economic impact analysis for each respondent's project. A decision will be made at the August, TDA Board meeting.

5.b. **RFP Responses - Ogan's Circle**

After discussion, Commissioner Roberts moved to approve **Resolution No. 6237**, approving entering into discussions and negotiations with Capital Homes for Redevelopment of Ogan's Circle, seconded by Chairman Peters. The vote was recorded as follows:

Ayes: Peters, Pegues, and Roberts

Nays: Bracy

The motion passed with Majority vote.

5.f. **Executive Director Evaluation**

After discussion, Commissioner Bracy moved to approve **Resolution No. 6238**, approving the 2016 Evaluation of the Executive Director, as discussed and reviewed, and approve a 4% salary increase and \$2,500.00 bonus, seconded by Commissioner Roberts. The vote was recorded as follows:

Ayes: Peters, Pegues, Roberts, and Bracy

Nays: None

The motion passed unanimously.

Continuation of Open Session Agenda to Receive, Discuss, and Vote:

4.i. Discussion and consideration to receive and review responses from the Request for Qualifications for the North Peoria Street Lighting project located along North Peoria Avenue, between East Pine Street and East Apache Street, Tulsa, Oklahoma.

- i. D.W. Gates Engineering**
- ii. Kimley-Horn**
- iii. CEC Infrastructure Solutions**

Derek Gates, representative with D.W. Gates Engineering, was present to provide a presentation of his proposal for street lighting on North Peoria Avenue. Mr. Gates answered questions and concerns from the Board.

Scott Arnold, representative with Kimley-Horn, was present to provide a presentation of the proposal for street lighting on North Peoria Avenue. Mr. Arnold answered questions and concerns from the Board.

Jeremy Stahle and Nick Whitchurch, representatives with CEC Infrastructure Solutions, were present to provide a presentation of the proposal for street lighting on North Peoria Avenue. The representatives answered questions and concerns from the Board.

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

a. TIF Report Update – Mike Thedford: A copy of the report is included in the Commissioner’s packets:

- **Blue Dome Lighting Project: Fund No. 6967 – Mr. Mike Thedford was not present. His report stands as presented.** Project will be advertised for bid at the time of this meeting. Bids are due in late July. Fixtures on Elgin, between 1st Street and railroad tracks, have bid and a PO number has been issued and lights have been ordered. Contractor will be ready for installation as soon as lights are delivered. Shipment date is not confirmed at this time.
- **Proposed streetscape improvements to Cameron Street: Fund No. 6963 –** Plans are complete. TIF funds are approved and account number assigned. Approved budget is \$380,000.00. The engineers are preparing for bid advertisement.
- **Elgin streetscape improvements: Fund No. 6967 –** Final EDA funds have been received by TIA and project is complete.

- b. **North Peoria TIF Update – Derek Gates: A copy of the report is included in the Commissioner’s packets:** Mr. Derek Gates discussed with Mr. Gary Schellhorn with the City of Tulsa Engineering Services, pricing breakouts for pool enhancements and getting funds into proper accounts. The Lacy Park Council requested a schedule of plans for all budgeted improvements. Mr. Gates also continues discussions with Councilor Henderson regarding economic development and permanent funding for street lighting on Peoria. Mr. Gates reached out to the Tulsa Chamber of Commerce and Greenwood Chamber of Commerce to discuss economic development. After the Chamber meetings, another community meeting will be held to garner additional ideas for TIF funded projects.
- c. **Tax Abatement – Jim Coles: A copy of the report is included in the Commissioner’s packets:** Mr. Jim Coles stated this is a request for support of the TDA Board for a Tax Abatement for revitalization of the Tulsa Club Building. Mr. Steven Watts, the developer of the project, was present and stated the tax abatement is critical to the project. After discussion, Commissioner Roberts moved to approve **Resolution No. 6240**, approving Resolution of Support from Tulsa Development Authority for the TCB Landlord, LLC Project located at 115 East 5th Street, Tulsa, Oklahoma – Tulsa Club Building. Commissioner Bracy seconded the motion. The vote was recorded as follows:

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

The motion passed unanimously

- d. **Tornado Relief – Dwain Midget: A copy of the report is included in the Commissioner’s packets:** Executive Director Walker stated Mr. Dwain Midget is not present; however, his report stands as presented. To-date, three (3) applications have been approved and a total of \$24,000.00 spent on home repairs.
- e. **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 is not present today. Ms. Sara Wyly, a representative with Universal Field Services, was present and requested approval of Just Compensation for three (3) properties located in the project area. Executive Director Walker stated the funds will come from Fund No. 6965. After discussion, Commissioner Pegues moved to approve **Resolution No. 6241**, approving and authorizing the Offer of Just Compensation to Certain Property Owners for Acquisition of Real Property for the Elm Creek/6th Street Infill Project. Commissioner Bracy seconded the motion. The vote was recorded as follows:

Ayes: Peters, Pegues, Bracy, and Roberts

Nays: None

The motion passed unanimously

10. General Counsel

- a. **Pending Litigation Report was included in the Commissioner packets:** General Counsel Hartley provided the monthly pending litigation report. General 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:**

All motions and a scheduling conference that had been set for hearing on June 24, 2016 were continued to August 18, 2016. Briefing ordered to be filed by August 1, 2016.

Breach of Contract and Lien Foreclosure Counterclaims:

- **East End Village, LLC v. MGT Construction Management, Inc., et al:**

See discussion of consolidated case above.

Other:

- **Novus Homes (Wilkins)**

Letter in response sent by TDA General Counsel and TDA Special Counsel, Jim Weger, on May 19, 2016. No response received as of June 23, 2016.

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

- a. **May 2016 - 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, Commissioner Pegues moved to accept the Financial Report and Comparative Financial Statements for May 2016, and approve **Resolution No. 6242**, seconded by Commissioner Bracy. The vote was recorded as follows:

Ayes: Peters, Pegues, Bracy, and Roberts

Nays: None

- c. **Remit proceeds from the sale of East 3rd Street and South Frankfort Avenue, Tulsa, Oklahoma, The Boxyard, LLC:** Norman Kildow stated additional interest earned in the amount of \$43.15 should also be included in the amount.

After discussion, Commissioner Bracy moved to approve **Resolution No. 6243**, approving payment of net proceeds from the sale of 301 South Frankfort Avenue, Tulsa, Oklahoma to Tulsa Boxyard, LLC. Commissioner Pegues seconded the motion. The vote was recorded as follows:

Ayes: Peters, Pegues, Bracy, and Roberts

Nays: None

The motion passed unanimously.

Commissioner Bracy moved to return to Executive Session at 2:04 .m., seconded by Commissioner Pegues. The vote was recorded as follows:

Ayes: Peters, Pegues, Bracy, and Roberts

Nays: None

The motion passed unanimously.

12. **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:**

- c. Confidential communication with Counsel regarding responses to the Request for Qualifications for the North Peoria Street Lighting project located along North Peoria Avenue, between East Pine Street and East Apache Street, Tulsa, Oklahoma. [25 O.S. §307(b) (4) and §307(c) (10).]
- d. 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).]

- e. 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 by Mayfield, LLC impacting the development of Downtown Tulsa, Oklahoma. [25 O.S. §307(b) (4) and §307(c) (10).]

- 13. Vote to Return to Open Session:** Commissioner Pegues moved to return to open session at 2:30 p.m., seconded by Commissioner Bracy. The vote was recorded as follows:

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

The motion passed unanimously.

- 14. Statement of the Executive Session:** During Executive Session, all Commissioners of the Authority who were present for this meeting were present for the Executive Session. The Authority maintained a quorum. During the Executive Session, the items on the published Agenda were the only items discussed. No votes were taken during the session. This will constitute the minutes of the Executive Session.

- 15. Discussion, consideration and vote on items discussed in Executive Session**

5.c. RFQ Responses-North Peoria Street Lighting

After discussion, Commissioner Pegues moved approve Resolution No. 6239, approving entering into discussions and negotiations with D.W. Gates Engineering for the North Peoria Street Lighting project, seconded by Commissioner Bracy. The vote was recorded as follows:

Ayes: Peters, Pegues, and Bracy
Nays: Roberts

The motion passed with Majority vote.

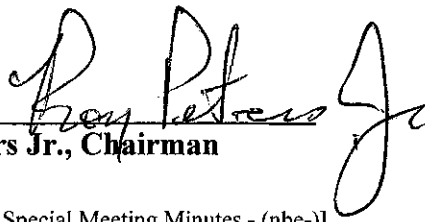
- 16. Adjournment:** Commissioner Pegues moved to adjourn the meeting at 2:32 p.m., seconded by Commissioner Bracy. The vote was recorded as follows:

Ayes: Peters, Pegues, Bracy, and Roberts
Nays: Roberts

The motion passed unanimously.

Tulsa Development Authority

Approved as to legal form and adequacy:



Roy Peters Jr., Chairman



Jot Hartley, Esq., General Counsel

[7-12-2016 – Special Meeting Minutes - (nbe-)]