

07/07/2016 3:18 pm

MICHAEL P. KIER
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS**

NOTICE OF SPECIAL MEETING

Tuesday, July 12, 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 Special 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 12th day of July, 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 June 2, 2016 Regular Meeting
 - b. Minutes of June 2, 2016 Executive Session Meeting
3. Executive Director's Monthly Report
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.

- 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.
- 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 Avenue, Tulsa, Oklahoma.
- 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).
- 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.
- f. Discussion and consideration 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	4608 North Hartford Avenue	\$6,500.00	\$325.00

- 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
- 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

- 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
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).]
 - 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).]
 - f. Confidential communication with Counsel regarding TDA annual evaluation of the TDA Executive Director.
6. Vote to Return to Open Session
 7. Statement of the Executive Session
 8. Discussion, consideration and vote on items discussed in Executive Session
 9. 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 Tax Abatement Report Received
 - d. Dwain Midget Tornado Relief Report Received
 - e. Roger Acebo Elm Creek/6th Street Report Received
 Drainage Detention and
 Conveyance Plan
 - i. Discussion, consideration and vote to approve a Resolution authorizing offering Just Compensation to property owners for the 6th Street infill project located below:

Owner	Address	Just Compensation
Richard Thomas	1015/1019 E. 5th Pl.	\$22,400.00
Davis Messer	717/719 S. St. Louis	\$70,000.00
Jeffery Harvey	823 S. St. Louis	\$90,000.00

10. General Counsel

- a. Pending Litigation Report

11. Discussion, consideration and vote to accept Financial Reports

- a. May 2016 - Income and Expenditures Report
- b. Comparative Financial Statements
- c. Remit proceeds from the sale of East 3rd Street and South Frankfort Avenue, Tulsa, Oklahoma, The Boxyard, LLC

12. Adjournment