

07/03/2017 11:35 am

MICHAEL P. KIER
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS**

NOTICE OF REGULAR MEETING

**Thursday, July 6, 2017
9:00 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, 9:00 a.m., on the 6th day of July, 2017, 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 1, 2017 Regular Meeting
 - b. Minutes of June 1, 2017 Regular Executive Session Meeting
 - c. Minutes of June 26, 2017 Special 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
5. General Counsel
 - a. Pending Litigation Report
6. Discussion, consideration and vote to accept Financial Reports
 - a. May 2017 - Income and Expenditures Report
 - b. Comparative Financial Statements
 - c. Revised Fiscal Year Budget 2017 – 2018
7. Receive, Discuss and Vote:
 - a. Discussion, consideration and vote to enter into a Redevelopment Agreement with Shelia Thompson and Steve Murrell for the purchase and redevelopment of TDA owned property located at 1960 North Hartford Avenue, Tulsa, Oklahoma.
 - b. Discussion, consideration and vote to approve a Resolution to approve the construction drawings and specifications submitted by Rupe Helmer Group, for TDA owned property located at 744 East Pine Street, Tulsa Oklahoma – Dollar General Store.
 - c. Discussion, consideration and vote to approve a Resolution approving an amendment to the existing Redevelopment Agreement with Morton Reserve Properties, LLC, for redevelopment of the former Morton Hospital Site located at 605 East Pine Street, Tulsa, Oklahoma.
 - d. Discussion and consideration of exploring the possibility of the creation of a new Tax Increment Finance (TIF) District in the North Tulsa area.
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 possible amendment of the Redevelopment Agreement with Peoria Realty Investments for the acquisition of certain properties located within the Unity Heritage Neighborhood Sector Plan/Greenwood Heritage Neighborhoods Sector Plan. [25 O.S. §307(b) (4) and §307(c) (10).]
- b. Confidential communication with Counsel regarding the Redevelopment of TDA land located on the Northwest corner of North Elgin Avenue and East Archer Street, Tulsa, Oklahoma (Block 44). [25 O.S. §307(b) (4) and §307(c) (10).]
- c. Confidential communication with Counsel regarding the status of Contract for Sale of Land for Private Redevelopment with The Carland Group for redevelopment of the Cherokee Meadows Senior Housing Addition located east of Gateway Plaza, Tulsa, Oklahoma and possible action. [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 (UCT) and the Tulsa Development Authority (TDA) and discussion of possible action to approve and authorize conveyance of title to a portion of the UCT real estate to Langston University, Tulsa campus for the Allied Health Project. [25 O.S. §307(b) (4) and §307(c) (10).]
- e. Confidential communication with Counsel regarding the Tulsa Development Authority's Executive Director Annual Evaluation. [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