

08/02/2016 3:50 pm

MICHAEL P. KIER
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS**

NOTICE OF REGULAR MEETING

Thursday, August 4, 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 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, 8:30 a.m., on the 4th day of August, 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 July 12, 2016 Special Meeting
 - b. Minutes of July 12, 2016 Special 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

c. 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
Leithner Family Trust	717/719 S. Rockford	\$74,000.00
Leithner Family Trust	718/720 S. St. Louis Avenue	\$79,5000.00
Arthur Alltizer and Chad Alltizer	721 S. Troost Avenue	\$12,400.00
Terry and Patty Foster	812 S. St. Louis Ave.	\$38,000.00
Gary A. Clark	1007 E. 5 th Place	\$41,000.00
Milford Carter, Sr.	1024 E. 5 th Street	\$45,000.00
Evanston Properties Inc.	116 E. 5 th Street	\$11,200.00
Jane Frances Dick	1120 E. 5 th Street	\$6,400.00
Angelica Rodrigues	1124 E. 5 th Street	\$49,000.00

5. General Counsel

- a. Pending Litigation Report

6. Discussion, consideration and vote to accept Financial Reports

- a. June 2016 - Income and Expenditures Report
- b. Comparative Financial Statements
- c. City of Tulsa Invoices (April 2016 – July 2016)

7. Receive, Discuss and Vote:

- a. Discussion, consideration and vote to approve a Resolution authorizing the acceptance of the TDA 2016 – 2017 Operational Plan prepared by Evermore Services, LLC.
- b. Discussion, consideration and vote to approve a Resolution authorizing the issuance of a Request for Proposals (RFP) for Qualified Developers to construct and develop TDA property located at East Latimer Street, between North Boston Avenue and North Main Street, Tulsa, Oklahoma.

- c. Discussion, consideration and vote to approve a Resolution authorizing the Tenth Draw Request from TDL NOW, LLC for the YMCA Project located at 515 South Denver Avenue, Tulsa, Oklahoma.
- d. Discussion, consideration and vote to approve a Resolution authorizing the Fourth 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.
- e. Discussion, consideration and vote to approve a Resolution authorizing an Amendment to an existing Redevelopment Agreement between The Box Yard, LLC and TDA in accordance with the terms and conditions of the Downtown Development Redevelopment Fund Committee for property located at 301 South Frankfort Avenue, Tulsa, Oklahoma.
- f. Discussion, consideration and vote to enter into a Redevelopment Agreement with William White for the purchase of TDA property for a community garden located South of East Virgin Street, between North Iroquois Avenue and the Osage Prairie Trail, Tulsa, Oklahoma.
- g. Discussion and consideration to enter into Redevelopment Agreements for sale of TDA owned property located as follows:

Purchaser	Address	Sale Price	Deposit
Michael Jackson	1310 North Olympia Avenue	\$6,500.00	\$425.00
Lille Spencer	4608 North Hartford Avenue	\$6,500.00	\$325.00

- h. Discussion, consideration and vote to enter into a Redevelopment Agreement with Capital Homes for TDA owned property located South of East Virgin Street, between North Lansing Avenue and the Osage Prairie Trail, Tulsa, Oklahoma (Ogan's Circle).
- i. Discussion, consideration and vote to enter into an Agreement for Services with D.W. Gates Engineering to provide design/engineering services for the North Peoria Street Lighting Project located along North Peoria Avenue, between East Pine Street and East Apache Street, Tulsa, Oklahoma.

- j. Discussion, consideration and vote to approve an expenditure in the amount of \$44,800.00 for eight (8) new HVAC units at the Lansing Centre', 1216 North Lansing Avenue, Tulsa, Oklahoma.
 - k. Discussion, consideration and vote to approve an expenditure in the amount of \$10,000.00 to the Downtown Coordinating Council (DCC) for Jeff Speck to draft a Walkability Study for Downtown Tulsa.
 - l. Discussion, consideration and vote to approve a Resolution to enter into negotiations for a Redevelopment Agreement with Camenae Patrick for TDA owned property located at 1980 North Hartford Avenue, Tulsa, Oklahoma (Dirty Butter – Heritage Hills Extension).
 - m. Discussion, consideration and vote to approve a Resolution confirming the intent of TDA as administrator of the Brady District TIF to continue to review and approve the expenditure of Brady District TIF funds for qualifying projects, up to the total estimated project costs in the amount of \$6,334,139.00 as provided by the 2008 Amendment, subject to confirmation of such Amendment by the City of Tulsa.
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 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).]

- b. 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), and injunction action filed by Wilkins. [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).]

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