

08/30/2016 3:57 pm

MICHAEL P. KIER  
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY  
BOARD OF COMMISSIONERS**

**NOTICE OF REGULAR MEETING**

**Thursday, September 1, 2016  
9:00 A.M.  
One Technology Center  
10<sup>th</sup> Floor North Conference Room  
175 East 2<sup>nd</sup> 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, 10<sup>th</sup> Floor, North Conference Room, 175 East 2<sup>nd</sup> Street, Tulsa, Oklahoma 74103, 9:00 a.m., on the 1<sup>st</sup> day of September, 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 August 4, 2016 Regular Meeting
  - b. Minutes of August 4, 2016 Regular 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. Brant Pitchford      WIN's Department      Report Received

- d. Roger Acebo Elm Creek/6<sup>th</sup> 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:

Property Owner	Address	Just Compensation
Arthur Alltizer	727 South Troost Avenue (Commercial)	\$120,000.00
Henry E. Lyday	1539 E. 8 <sup>th</sup> Street	\$8,000.00

- 5. General Counsel
  - a. Pending Litigation Report
- 6. Discussion, consideration and vote to accept Financial Reports
  - a. July 2016 - Income and Expenditures Report
  - b. Comparative Financial Statements
  - c. Budget Amendment for the North Peoria Tax Increment Fund District #4
- 7. Receive, Discuss and Vote:
  - a. 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 (Ogans Circle).
  - b. Discussion, consideration and vote to approve a Resolution requesting approval for the disposition of a parcel of land owned by TDA located on the Southeast corner of West Archer Street and South Guthrie Avenue, Tulsa, Oklahoma.
  - c. Discussion, consideration and vote to approve an amendment to the Offer of Purchase by Michael Jackson for the sale of 1310 North Olympia Ave., Tulsa, Oklahoma.
  - d. Discussion, consideration and vote to approve a Resolution authorizing the Fifth 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 Brady Arts District Owners Association request from the Brady District TIF Streetscaping funds for the following:
  - i. Main Street Streetscaping GKFF
    - 1. North Main Street between East Mathew Brady Street and East Cameron Street
 

Project Cost	\$320,000.00
Amount Requested	\$320,000.00
  - ii. Archer Building Streetscaping GKFF
    - 1. 215 East Archer Street
 

Project Cost	\$555,750.00
Amount Requested	\$147,500.00
  - iii. The Flats on Archer Streetscaping
    - 1. 110 North Boston Avenue
 

Project Cost	\$225,000.00
Amount Requested	\$75,000.00
  - iv. Western Supply by GKFF
    - 1. 424 North Boulder Avenue
 

Project Cost	\$975,000.00
Amount Requested	\$306,000
  - v. Holiday Inn Express by the Ross Group
    - 1. 23 North Detroit Avenue
 

Project Cost	\$112,500.00
Amount Requested	\$37,500.00
- 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 status of 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. [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 possible action to approve revisions to and re-issuance of the RFP for TDA owned property located West of Elgin Street, between East Archer Street and East Brady Street, Tulsa, Oklahoma (Block No. 44). [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