

09/05/2017 3:59 pm

MICHAEL P. KIER
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS**

NOTICE OF REGULAR MEETING

**Thursday, September 7, 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 7th day of September, 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 August 3, 2017 Regular Meeting
 - b. Minutes of August 3, 2017 Regular Executive Session Meeting
3. Tribute to Commissioner Julius Pegues
4. Executive Director's Monthly Report

5. Presentation from the University of Notre Dame Graduate Urban Design Studio. The Study Area is an extension of the Unity Heritage Neighborhoods Plan and the area is bounded by the following:

South: I-244
North: East Pine Street
West: L.L. Tisdale Expressway
East: HWY 75

6. 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	Quarterly TIF Reports	Report Received
d. Roger Acebo	Elm Creek/6th Street Drainage Detention and Conveyance Plan	Report Received

Discussion, consideration and vote for TDA to transfer title of certain properties to the City of Tulsa, located in the Elm Creek/Pearl District Neighborhood Area. The properties are as follows:

- 1024 East 5th Street South
- 1007 East 5th Place South
- 812 South St. Louis Avenue
- 717 South Rockford Avenue
- 718 South St. Louis Avenue
- 717 & 719 South St. Louis Avenue
- 1124 East 5th Street South

7. General Counsel

a. Pending Litigation Report

8. Discussion, consideration and vote to accept Financial Reports

a. July 2017 - Income and Expenditures Report

b. Comparative Financial Statements

9. Receive, Discuss and Vote:

- a. Discussion, consideration and vote to approve a Resolution donating TDA funds for construction of the Ellis Walker Woods Memorial to be located North of the intersection of North Greenwood Avenue and John Hope Franklin Blvd., Tulsa, Oklahoma.
- b. Discussion, consideration and vote to approve entering into an Agreement with Floyd Roberts and Kuma Roberts, for the purchase of TDA owned property located at 1980 North Hartford Avenue, Tulsa, Oklahoma.
- c. Discussion, consideration and vote to consider approving an amendment to the Redevelopment Agreement between TDA and Larry Tease and Paula Tease, for the purchase and redevelopment of property located at 1860 North Hartford Avenue, Tulsa, Oklahoma.
- d. Discussion, consideration and vote approving the TDA Board of Commissioners to enter into a Redevelopment Agreement with First Place, LLC to administer the Downtown Development and Redevelopment Fund loan in the amount of \$1,670,000.00 and redevelopment of real property located at 419 South Main Street, Tulsa, Oklahoma.
- e. Discussion, consideration and vote to select lowest and best bid and enter into Negotiations for the Main Street Streetscaping Project located on North Main Street, between Cameron Street and Brady Street, Tulsa, Oklahoma. The respondents are as follows:

Crossland Heavy Contractors, Inc.	\$549,300.00
Daris Contractors	\$517,711.00
Magnum Construction	\$410,000.00

- f. Discussion, consideration and vote to release a Request for Proposals (RFP) for Downtown Housing Funds for Residential Development within Tulsa, Oklahoma.
- g. Discussion, consideration and vote to approve a Resolution for preparation of establishing a preliminary budget and authorization for the TDA Executive Director to employ appropriate professional and support staff for the creation of the Tulsa Development Authority Sector Plans for the following:

i. The Crutchfield Area Neighborhood

The southern boundary is the Burlington Northern/Santé Fe Railroad Tracks; the Eastern boundary is Utica Avenue; the Northern boundary is Pine Street and the Western Boundary is I-75.

ii. Elm Creek Area Neighborhood

Beginning at the intersection of the south right-of-way line of 11th Street and the west right-of-way line of I-44; thence west along said south right-of-way line to the east right-of-way line of St. Louis Avenue; thence north along said east right-of-way line to the north right-of-way line of 7th Street; thence west along said north right-of-way line to the east right-of-way line of Rockford Avenue; thence north along said east right-of-way line to the north right-of-way of Admiral Boulevard; thence west on said north right-of-way line to the west right-of-way of I-44; thence southerly along said west right-of-way line to the point of beginning; said area referred to as the Existing Downtown Neighborhood Sector.

iii. Elm Creek Proposed Expanded Area Boundary

Beginning at the intersection of the east right-of-way line of St. Louis Avenue and the south right-of-way line of 11th Street; thence north along said east right-of-way line to 7th Street; thence west along said north right-of-way line to the east right-of-way line of Rockford Avenue; thence north along said east-right-of-way line to the north right-of-way of Admiral Boulevard; thence east on said north right-of-way line to the east right-of-way line of Utica Avenue; thence south on said east right-of-way line to the south right-of-way line of 11th Street; thence west on said south right-of-way line to the point of beginning; said area referred to as the Proposed Addition to the Downtown Neighborhood Sector.

iv. Crosbie Heights Neighborhood

Southern right-of-way line of US 412 East and South 25th West Avenue; thence east to the west right-of-way line of Interstate 244 (IDL); thence south and parallel to the IDL to West 7th Street; Thence southerly, parallel to St. Louis – San Francisco Railway Rail line to the North bank of the Arkansas River south of West 11th Street, Westerly to South Quanah Avenue; thence north along South Quanah Avenue to West 7th Street, thence north along the eastern

boundary of Newblock Park to Charles Page Blvd.; thence westerly along Charles Page Blvd.; thence westerly on Newblock Park Drive to South 25th West Avenue; thence to the point of the beginning.

- h. Discussion, consideration and vote to approve the First Draw Request from The Flats on Archer, for Redevelopment of property located at 110 North Boston Avenue, Tulsa, Oklahoma.

10. **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 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 to enforce contract rights. [25 O.S. §307(b) (4) and §307(c) (10).]
- b. 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).]
- c. 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). [25 O.S. §307(b) (4) and §307(c) (10).]

- d. Confidential communication with Counsel regarding approval of Financial Documentation for the Morton Reserve Properties, LLC for redevelopment of the former Morton Hospital Site located at 605 East Pine Street, Tulsa, Oklahoma. [25 O.S. §307(b) (4) and §307(c) (10).]
- e. Confidential communication with Counsel regarding approval of Financial Documents submitted by Rupe Helmer Group, for TDA owned property located at 744 East Pine Street, Tulsa Oklahoma – Dollar General Store.
- f. Confidential communication with Counsel regarding pending litigation regarding TDA owned property located at 744 East Pine Street, Tulsa, Oklahoma. [25 O.S. §307(b) (4) and §307(c) (10).]
- g. Confidential communication with Counsel regarding approval of the Tulsa Development Authority’s Executive Director Annual Evaluation and compensation. [25 O.S. §307(b) (4) and §307(c) (10).]

11. Vote to Return to Open Session

12. Statement of the Executive Session

13. Discussion, consideration and vote on items discussed in Executive Session

14. New Business

15. Adjournment