

HARTLEY LAW FIRM - TDA LITIGATION STATUS REPORT
October 5, 2017

Case Type	Plaintiff/Defendant		Case No.	Status
Lien Foreclosure	Alpine Roofing, LLC v MGT Construction Management, East End Village, LLC; Larson Development; TDA and others		CJ-2015-1898	<p>Lawsuit to foreclose subcontractor lien on East End Village project. Contractor MGT Construction has filed a cross claim against EEV and EEV has countered against MGT;</p> <p>Certificate of Completion has been issued by TDA to EEV.</p> <p>Defendant FE-NIX Construction Group, LLC was granted permission and has filed an Amended Counterclaim and Cross-Claim which named TDA in the Cross-Claim. TDA counsel has prepared and filed an Answer asserting TDA's priority over Defendant FE-NIX's claims. Defendants Ark Wrecking and Prestige Builders have filed motions to amend counterclaims and cross-claims.</p> <p>Pretrial conference held 9-7-17. Trial date stricken to be reset by Judge Cantrell and parties ordered to submit claims to mediation. Ruling on all pending motions on hold. Claims of Alpine Roofing dismissed by the Court on 9/7/17</p> <p>Case remains pending.</p>
Breach of Contract and Lien Foreclosure Counterclaims	East End Village, LLC v. MGT Construction Management, Inc. et al		CJ-2015-2212	<p>See discussion of consolidated case above.</p>
Breach of Contract and Lien Foreclosure Counterclaims	Sunbelt Fire Protection, Inc v. MGT Construction Management, Inc. et al		CJ-2016-1738	<p>Action filed 5-6-16 by Sunbelt Fire Protection, Inc. for breach of contract relating to the East End Village redevelopment. TDA still has not been served. No activity in this case since 7-14-2016</p>
Foreclosure	<i>Bank of Oklahoma v. Jessie L. Hardy, Roberta Hardy and TDA</i>		CJ-2010-6967	<p><i>Petition filed 10-29-10. TDA appears to have a second mortgage lien in the amount of \$20,000.00. Judgment entered with Plaintiff having a first lien in the amount of \$3,286.99 plus interest, costs of \$1,450 and costs of sale. Property appraised at \$30,000.00. Sheriff's sale set for 11-12-13. Ninth Special Execution returned NO SALE on 11-14-13. No action in case since 11-14-13</i></p>

Breach of Contract	TDA and Paula Recess v James Snyder d/b/a Gem Air Heating		CS-2011-8418	Hearing on Motion for Default Judgment held on September 18, 2012. Court required new service of summons. Alias Summons issued 9-29-12. Defendant James Snyder served on 3-1-13. TDA motion for default judgment taken under advisement.
Other	Novus Homes (Wilkins)		CJ-2008-5713	<p>Case stricken from jury trial docket as settled on 6-14-12. Settlement agreement provides for dismissal of lawsuit upon Plaintiffs' failure to close sale of property. TDA and Plaintiffs signed a Redevelopment Agreement effective April 16, 2013.</p> <ul style="list-style-type: none"> - TDA Board refused request for 6th extension, issued notice of default and terminated contract when Wilkins failed to perform. Parties are now in arbitration of the "dispute." - Parties have agreed upon Joe Hampton as the arbitrator. - Parties have completed responses to interrogatories and document requests. Depositions were taken in May, 2017. Wilkins counsel, Melissa East, has filed a motion to withdraw as counsel. - Clint Russell has entered an appearance as new counsel for Wilkins. This will almost certainly result in the striking of the August 14th arbitration hearing to be reset at a later date. - Arbitration hearing has been continued and will now commence on November 7, 2017. Counsel for TDA has filed a Motion for Summary Judgment which, if granted, will cancel the arbitration hearing. Arbitrator is to rule on Motion for Summary Judgment by 10-6-17.
Other	Novus Homes (Wilkins)		CV-2016-998	<p>Filed by Wilkins seeking injunction against TDA proceeding with sale of its property in Block 44 pursuant to RFP issued following the April, 2016 TDA Board meeting. Request for temporary restraining order was denied. Temporary injunction hearing pending. Special Counsel Jim Weger is assisting TDA General Counsel in defense of this matter.</p> <ul style="list-style-type: none"> - Plaintiffs have requested and received a continuance of the hearing on their Motion for Temporary Injunction – no new date set - Counsel for TDA has filed a Motion for Summary Judgment. The Court has denied the Motion for Summary Judgment. Counsel for TDA has filed a Motion to Reconsider. - Clint Russell has entered his appearance as counsel for the Wilkins. - Motion to Reconsider remains pending.

Other	<i>Vanessa Hall-Harper et. al v. TDA</i>		CV-2017-1049	<p>Filed by Tulsa City Councilor Vanessa Hall-Harper (in her individual capacity) and others alleging violation of the Open Meeting Act and seeking an injunction against TDA from proceeding with sale of its property at 744-750 E. Pine Street to Rupe Helmer Group pursuant to Contract for Sale of Land for Private Redevelopment approved at TDA's January 5, 2017 TDA Board meeting. Request for temporary restraining order preliminary injunction hearing held August 31, 2017.</p> <p>Plaintiffs are claiming that the Agenda for the January 5th, 2017 meeting failed to adequately describe the subject matter to be considered under Agenda item 7(i) since it did not list the intended use of the property by the proposed purchasers as a Dollar General Store.</p> <p>Hearing on Plaintiff's Motion for Temporary Injunction set for 8-31-17 continued at Plaintiff's request to 9-27-17. Second hearing cancelled at request of Plaintiffs. Plaintiffs to amend Petition by 10-6-17.</p>
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