

04/03/2018 2:36 pm

MICHAEL P. KIER
CITY CLERK

TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS

NOTICE OF REGULAR MEETING

Thursday, April 5, 2018

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
Carl Bracy
Nancy Roberts
Thomas Boxley
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 5th day of April, 2018, for the purpose of considering the following:

1. Roll Call
2. Routine, Repetitive Items for discussion, consideration and vote to approve:
 - a. Minutes of March 1, 2018 Regular Meeting
 - b. Minutes of March 1, 2018 Regular Executive Session Meeting
3. Executive Director's Monthly Report
 - Discussion, consideration and vote to approve Executive Director's Monthly Report

4. Staff Reports and Discussion – City of Tulsa (C.O.T.)

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|------------------|-------------------------|-----------------|
| a. Derek Gates | North Peoria TIF Update | Report Received |
| b. Mike Thedford | TIF Report Updates | Report Received |

- Discussion, consideration and vote to approve an extension of the contract to complete the Main Street Streetscaping Project located on North Main Street, between Brady Street and Cameron Avenue, Tulsa, Oklahoma.

5. General Counsel

- a. Pending Litigation Report

6. Discussion, consideration and vote to accept Financial Reports

- a. February 2018 - Income and Expenditures Report
- b. Comparative Financial Statements

7. Receive, Discuss and Vote:

- a. Discussion, consideration and possible vote to accept the Crutchfield Neighborhood Sector Plan prepared by Fregonese Associates and Tharp Planning Group for The Crutchfield Area Neighborhood Sector Plan located as follows:

- The Southern boundary is Admiral Blvd.
- The Eastern boundary is Utica Avenue
- The Northern boundary is Pine Street
- The Western Boundary is Highway-75

- b. Discussion and consideration to receive a presentation by Leslie Batchelor and Emily Pomeroy of the Center for Economic Development Law on the Legal and Policy Considerations for the Potential Use of Tax Increment Financing as a Revitalization and Economic Development Tool for North Tulsa.

- c. Discussion, consideration and vote to enter into an Agreement for the terms of the Engagement Letter with Leslie Batchelor, and the Center for Economic Development Law, for professional services for the creation and drafting of economic development strategies, one or more Project Plans and associated Tax Increment Finance (TIF) District(s) within an area of North Tulsa located north of the Inner Dispersal Loop to East 56th Street North, between North Martin Luther King, Jr. Blvd. and North Harvard Avenue, Tulsa, Oklahoma.
 - d. Discussion, consideration and vote to authorize possible demolition of property bounded by East 7th Street South to East 8th Street South, between South Quincy Avenue and South Rockford Avenue, Tulsa, Oklahoma, former Laura Dester Site.
 - e. Discussion, consideration and vote to review a proposal from Capital Homes Residential Group, LLC to TDA to amend the terms and conditions of the Down Payment Assistance fund to complete the sale of TDA land located on East Latimer Street, between North Boston Avenue and North Main Street, Tulsa, Oklahoma.
 - f. Discussion, consideration and vote to approve a Resolution for the Fifth Draw Request from The Flats on Archer, for redevelopment of property located at 110 North Boston Avenue, Tulsa, Oklahoma.
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 selection of a Redeveloper from those Respondents submitting a response to the Request for Proposal (RFP) for Affordable/Obtainable Downtown Housing Funds for Residential Development in Tulsa Oklahoma and authorizing negotiations for a Redevelopment Agreement

between the TDA and the selected Redeveloper. [25 O.S. §307(b) (4) and §307(c) (10).] The Respondents are as follows:

- Hartford Crossing
- Adams Building Redevelopment
- Carpathia

- b. Confidential communication with Counsel regarding negotiation with Redevelopers responding to the Request for Proposals (RFP) and possible demolition of property bounded by East 7th Street South to East 8th Street South, between South Quincy Avenue and South Rockford Avenue, Tulsa, Oklahoma, former Laura Dester Site. [25 O.S. §307(b) (4) and §307(c) (10).]
- c. 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).]
- d. Confidential communication with Counsel regarding an amendment to the terms and conditions of a loan of TDA unrestricted funds in support of the purchase and redevelopment 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).]
- e. Confidential communication with TDA General Counsel and TDA Special Counsel regarding status of negotiations, interpretation of contract rights and pending litigation relating to a Redevelopment Agreement dated June 30, 1986 (“Agreement”) between the University Center at Tulsa (UCT) and the Tulsa Development Authority (TDA), and failure of UCT to redevelop the subject property, as described in the Agreement in compliance with terms and conditions of the Agreement. [25 O.S. §307(b) (4) and §307(c) (10).]
- f. Confidential communication with Counsel regarding authorization of negotiations with Capital Homes Residential Group, LLC for the acquisition and redevelopment of certain property located at 1109 North Main Street, Tulsa, Oklahoma. [25 O.S. §307(b) (4) and §307(c) (10).]

g. Confidential communication with Counsel regarding authorization for negotiation of a Redevelopment Agreement with Peoria Realty Investment, Inc., for the acquisition and redevelopment of certain properties described as:

- Lot 11, Less South 5' Thereof, Block 1, Booker Washington Addition (1107 East Pine Street)
- Lot 12, Less South 5' Thereof, Block 1, Booker Washington Addition (1101 East Pine Street)
- Lots 1 and 2, Block 2, Booker Washington Addition (1502 North Norfolk Avenue)
- Lot 3, Block 2, Booker Washington Addition (1039 East Pine Street)
- Lot 5, Block 2, Booker Washington Addition (Vacant Lot)
- Lot 6, Block 2, Booker Washington Addition, (Vacant Lot)

Tulsa County, State of Oklahoma, according to the recorded plat thereof, within the Unity Heritage Neighborhood Sector Plan/Greenwood Heritage Neighborhoods Sector Plan. [25 O.S. §307(b) (4) and §307(c) (10).]

h. Confidential communication with Counsel regarding the status of pending litigation to enforce contract rights and termination 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 litigation filed by North Star Insurance Company for declaratory judgment as to its obligations to provide insurance coverage to Carland Group. [25 O.S. §307(b) (4) and §307(c) (10).]

i. Confidential communication with Counsel regarding the 6th Amendment to a Contract for Sale of Land for Private Redevelopment between One Place SE and TDA for property located on the Northwest Corner of South Denver Avenue and East 3rd Street South, Tulsa, Oklahoma. [25 O.S. §307(b) (4) and §307(c) (10).]

j. Confidential communication with Counsel regarding pending litigation for property located at 744 East Pine Street, Tulsa, Oklahoma (Case No. CV-2017-1049). (Rupe Helmer Group/Tulsa 18537, LLC - Dollar General Project.) [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. Recess
14. Continuation of presentation by Leslie Batchelor and Emily Pomeroy of the Center for Economic Development Law on the Legal and Policy Considerations for the Potential Use of Tax Increment Financing as a Revitalization and Economic Development Tool for North Tulsa.
15. Adjournment