

REGULAR MINUTES

**Tulsa Development Authority Board of Commissioners
Regular Meeting**

One Technology Center
175 East 2nd Street
Tulsa, OK 74103
10th Floor North Conference Room

Thursday – April 5, 2018

9:00 a.m.

Present:

Roy Peters, Chairman
Steve Mitchell, Vice Chairman
Nancy Roberts, Commissioner
Thomas Boxley, Commissioner
O.C. Walker II, Executive Director
Jot Hartley, General Counsel

Absent:

Carl Bracy, Commissioner

Also Present:

Kevin Anderson
Leslie Batchelor
Annette Bess
Neal Bhow
Shaun Bhow
Rocky Bright
Linn Cain
Leon Davis
Mike Dickerson
Derek Gates
Melvin Gilliam
Vanessa Hall-Harper
Steve Hardt
Bart James
Kian Kamas
Norman Kildow
Charity Marcus
Julie Miner
Rhett Morgan

Also Present:

Matt Newman
Charles Okyere
Emily Pomeroy
Robert Skeith
Ashley Smith
Michael Smith
Ashley Smith
Casey Stowe
Tim Strange
Mike Thedford
Theron Warlick
Steven Watts
Dennis Whitaker
Bill White
Kandy Whitley-White
David Whitley
NaTasha Bunch
Jane Malone
Carol Young

The Regular Meeting was called to order at 9:01 a.m. by Chairman Peters. Decisions will be made, votes and action taken. Reports and supporting documentation were distributed for this meeting and will be incorporated by reference to the minutes and filed with the meeting packet.

1. **Roll Call:** Jane Malone called roll: Chairman Peters, Commissioner Roberts, and Commissioner Boxley were present, and Vice Chairman Mitchell arrived at 9:15 a.m., and Commissioner Bracy was absent. A quorum was present.

2. **Routine, Repetitive Items for Action:**

- a. Minutes of March 1, 2018 Regular Meeting
- b. Minutes of March 1, 2018 Regular Executive Session Meeting

After discussion, Commissioner Boxley moved to approve the minutes, Agenda Items 2.a., and 2.b., seconded by Commissioner Roberts. The vote was recorded as follows:

Ayes: Peters, Mitchell, Roberts, and Boxley

Nays: None

The motion passed unanimously

3. **Executive Director's Monthly Report - A copy of this report was included in the Commissioner's packets. Copies of the Report were available at the table in the rear of the room.**

1. **Project Status Update**

A. **First Place Parking Garage, LLC:**

The final version of the Promissory Note and Mortgage are ready for signature. The final title gap check can be ready for closing when the Agreement has been signed. Once the site closes, First Place, LLC may begin to submit Advance Requests.

B. **Morton's Reserve, d/b/a Pine Place Development, LLC:**

According to the Third Amendment to the Redevelopment Contract, the Redeveloper was granted an extension of 90 additional days to provide Construction Financial Documentation. The Redeveloper is present today. This is an Executive Session Agenda item today and will be discussed at that time.

C. **Peoria Realty Investments, Inc.:**

The 2nd, 3rd, and 4th Amendments have not been executed by the Redevelopers. This item will be discussed in Executive Session.

D. **Dollar General Store/Rupe Helmer Group:**

The construction project is complete. The Redeveloper indicates they are waiting for the Certificate of Occupancy. TDA will dovetail the Certificate of Occupancy with a Certificate of Completion.

E. Ogan's Circle/Capital Homes, LLC:

There was some miscommunication regarding a loan vs. grant for down payment assistance. The TDA Executive Director, General Counsel, and Commissioner Boxley, representatives with Capital Homes met with a resident of Ogan's Circle to discuss the down payment assistance as a grant vs. loan. After the meeting, it was determined that the down payment assistance for the Ogan's Circle development would remain a loan. The Commissioners clarified TDA did not mislead prospective buyers and that the mis-communication stemmed from marketing materials for Ogan's Circle.

F. East Latimer Lots/Capital Homes, LLC:

There is a request from the Redeveloper to amend the terms and conditions of the Down Payment Assistance Fund that is on the Open Session agenda today. The Redeveloper was present.

G. The Flats on Archer:

The project is 56.26 percent complete. This is an Agenda item today for the Fifth Draw Request.

H. Blue Dome Anchor, LLC:

The project is near completion. The Redeveloper was present to provide a status update of the project. Mr. Neal Bhow stated the last items for completion are landscaping and HVAC.

I. The Village at Central Park (Darin Ross):

Pearl Development – The Redeveloper is currently calculating and finalizing the financials for the smaller project. The Redeveloper plans to move to schematic design phase and then to construction documents.

J. VCP, LLC (Sam Rader):

The project will be complete by mid-April 2018. Once the City of Tulsa issues the Certificate of Occupancy, TDA will dovetail that process with a Certificate of Completion.

K. Carland Group:

This item will be discussed in Executive Session.

L. Block 44 – The Ross Group:

The Redevelopment Agreement was executed on March 7, 2018. The Good Faith Deposit was received on March 19, 2018. The Abstract was ordered on March 21, 2018. Closing of the property will commence after the Title Opinion has been rendered. Ground breaking will be scheduled after the property closes.

M. Crutchfield Sector Plan:

The Project Consultant (Fregonese Associates and Tharp Planning Group) will be in Tulsa on Thursday, April 5, 2018, to present to the TDA Board

of Commissioners, the first draft of the Crutchfield Sector Plan and provide recommendations. This is an Agenda item for today.

N. Laura Dester Site:

This is an Agenda item today in Open Session and Executive Session. Two action items are on the Agenda today.

O. Annual Report 2017:

The TDA office should have the first draft by mid-April 2018. A draft will be available for the May 3, 2018, Regular meeting.

P. Dirty Butter – Heritage Hills:

No new information.

Executive Director Walker provided a draft document, Guidelines for Completing a Property Sale for Redevelopment.

Executive Director Walker and Commissioner Roberts also provided a brief report of the visit to the OKC Urban Renewal Authority.

Executive Director Walker responded to comments and concerns from the Board members. After discussion, Commissioner Roberts moved to accept TDA's Executive Director Report for March 2018. Commissioner Boxley seconded the motion. The vote was recorded as follows:

Ayes: Peters, Mitchell, Roberts, and Boxley

Nays: None

The motion passed unanimously

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

- a. North Peoria TIF Update – Derek Gates: A copy of the report is included in the Commissioner's packets:** At this time, the remaining work involves installing the poles in the medians and connecting to the lighting controllers. This requires closing the streets for the median work. Contractor has received permits from the City of Tulsa for the street closing and will finish the remaining work the last week in March and first week in April. The City of Tulsa has been notified that the work is coming to completion, so arrangements can be made to turn over the lights to the city and have them operational when work is completed. Work is estimated to be complete April 15, 2018.

b. TIF Report Updates – Mike Thedford: A copy of the report is included in the Commissioner’s packets:

- **Blue Dome Lighting Project: Fund No. 6967** – Approximately 150 lights throughout Blue Dome District. Project is still going as scheduled. Many of the poles and fixtures have been installed. Power and infrastructure work is underway, meters are being placed to provide power to the fixtures. Replacement of the acorn fixtures are underway. The City of Tulsa is looking at the elimination of existing Cobra streetlight fixtures and Photometrics are now under review to start the process. Some overhead utilities, along with PSO lines, may then be eliminated as part of this fixture removal, which will declutter the entire district.
- **TDA – Lansing Center: Roof/Gutter Work** – A combined quote has been provided for the rear parapet collector boxes, pressure washing, and painting of all overhead and human doors. Tentative plan is to have contractor start possibly before the next TDA meeting.
- **Brady District Streetscape Improvements: Fund No. 6963** – Streetscape Enhancements matching Downtown Streetscape Master Plan guidelines. Magnum is now working on the most difficult part of the project. The work has now moved into the street where a significant amount of utility work is being done on storm drainage and water. There have been complaints regarding the timeline and scope of the work within the Main street right-of-way. The work was necessary due to the requirements for the “bumpouts” and other City of Tulsa utility improvements. The contractor is requesting an additional 30 days to complete the project. Working within the IDL has many possible “unforeseen” conditions which has occurred on this project, due to the density and historical work done in the area.

After discussion, Vice Chairman Mitchell moved to approve **Resolution No. 6425**, approving extension of Contract completion date with Magnum Construction for Main Streetscaping Project for installation of improvement on North Main Street, between West Mathew B. Brady Street and West Cameron Street, Tulsa, Oklahoma. Commissioner Boxley seconded the motion. The vote was recorded as follows:

Ayes: Peters, Mitchell, Roberts, and Boxley
Nays: None

The motion passed unanimously

5. General Counsel

- a. **Pending Litigation Report was included in the Commissioner packets:** General Counsel Hartley provided the monthly pending litigation report and Counsel Hartley reported that any changes or new items are indicated in “**BOLD**” print. He also provided a status and overview of the report.

Breach of Contract:

- **TDA v. Carland Group, LLC; Cherokee Meadows, LP; Carland Properties, LLC and Omega Alpha Development, LLC:**
Defendants permitted to join architect firm as third party defendant. Order to re-set hearing on TDA’s application for appointment of a receiver has been reset.

Breach of Contract and Lien Foreclosure Counterclaims:

- **Alpine Roofing, LLC v. MGT Construction Management, East End Village, LLC; Larson Development, TDA and others:**
Case remains pending. MGT Construction filed for bankruptcy.
- **East End Village, LLC v. MGT Construction Management, Inc., et al:**
See discussion of consolidated case above.

Other:

- **Novus Homes (Wilkins) CJ-2008-5713:**
TDA Counsel filed a Motion for Summary Judgment in the District Court Case on January 17, 2018. This is to follow up on the redevelopment contract requirement for dismissal of the lawsuit upon failure of Wilkins to perform. No hearing date set. No ruling issued.
- **Novus Homes (Wilkins) CV-2016-998:**
Counsel for parties appeared on March 7, 2018. All motions in the case will be decided by Judge Sellers after review of brief submitted by the parties. Case remains pending.

Hall-Harper, et. al v. TDA

Depositions of Plaintiffs are scheduled for April 9, 2018. Following completion of discovery, TDA will pursue a motion for Summary Judgment. Case remains pending.

Declaratory Judgment:

▪ **UCAT v. TDA**

Action for Declaratory Judgment filed by UCAT on February 2, 2018 seeking to determine that UCAT is not in default under the terms and conditions of the 1986 Redevelopment Contract with TDA for land located north of the IDL. TDA Counsel has filed an Entry of Appearance and reserved an additional 20 days to answer the petition. Case pending. Mediation is scheduled for May 10, 2018. This will be further discussed in Executive Session.

6. Discussion, consideration, and vote to accept Financial Reports-This item was moved to be heard when the Commissioners return to Open Session from Executive Session.

- a. **February 2018 - Income and Expenditure Report - included in the Commissioner packets:** Norman Kildow provided an updated report and an overview of the Income and Expenditure Report to the Commissioners and answered questions.
- b. **Comparative Financial Statements - included in the Commissioner's packets:** Norman Kildow provided an updated report, gave an overview of the Comparative Financial Statements, and answered questions from the Board.

After discussion, Commissioner Boxley moved to accept the Financial Report and Comparative Financial Statements for February 2018 and, **Resolution No. 6426**, approving TDA Financial Report for February 2018, and the Comparative Financial Statement, seconded by Vice Chairman Mitchell. The vote was recorded as follows:

Ayes: Peters, Mitchell, Roberts, and Boxley
Nays: None

The motion passed unanimously.

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

David Whitley, representative with Fregonese Associates and Tharp Planning Group, was present and provided a detailed presentation of the Crutchfield Sector Plan. Mr. Whitley responded to questions and concerns from the Board.

- 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:** Leslie Batchelor and Emily Pomeroy, representatives with the Center for Economic Development Law, were present and provided a detailed overview of the legalities of financing strategic TIF districts. Ms. Batchelor answered questions and concerns from the Board.
- 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:** Executive Director Walker stated this Agenda item is an Agreement for terms of Engagement Letter with Leslie Batchelor and the Center for Economic Development Law. After discussion, Commissioner Roberts moved to approve Resolution No. 6427, approving Engagement Letter with Special Counsel for assistance in creation and drafting of the Proposed North Tulsa TIF Project Area Plan(s) and District(s). Seconded by Vice Chairman Mitchell. The vote was recorded as follows:

Ayes: Peters, Mitchell, Roberts, and Boxley

Nays: None

The motion passed unanimously.

- 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:** Executive Director Walker, Commissioner Boxley, and Commissioner Roberts provided extensive history of the area. The buildings do not have a historic value according the Historic Preservation office. Mr. Theron Warlick provided additional history of the buildings, area, small area plan, RFP, and the flood plain. Dennis Whitaker provided information regarding the Environmental Analysis and asbestos. Mr. Kevin Anderson, President of the Pearl District

Association expressed objections to demolishing the building and questioned the rush to demolish the building. Ms. Kian Kamas suggested the Board make a decision regarding the RFP respondent before beginning the process of demolition. After discussion, it was decided a vote would occur in Open Session, after the Board discusses the RFP response in Executive Session.

- 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:** David Charney, representative for Capital Homes, was present requesting an Amendment to the terms and conditions of the Down Payment Assistance fund TDA established to assist homeowners in the East Latimer Street project. Mr. Charney explained customary lending institutions are not accepting of a down payment assistance loan. Mr. Charney requested partnering with Housing Partners of Tulsa and allocating a portion of the down payment assistance funds to be transferred to Housing Partners of Tulsa. After discussion, Commissioner Roberts moved to approve **Resolution No. 6428**, approving First Amendment to Contract with Capital Homes, LLC for the Sale of Land for Private Redevelopment of TDA owned land located on East Latimer Street, between North Boston Avenue and North Main Street, Tulsa, Oklahoma. Vice Chairman Mitchell seconded the motion. The vote was recorded as follows:

Ayes: Peters, Mitchell, Roberts, and Boxley
Nays: None

The motion passed unanimously.

- 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:** Executive Director Walker stated this is the Fifth draw request for The Flats on Archer, which represents 49.98 total completion. The request is for \$44,700.00. After discussion, Commissioner Boxley moved to approve **Resolution No. 6429**, approving payment of Advance Number Five to The Flats on Archer, LLC pursuant to Loan Agreement for the Flats on Archer Project. Vice Chairman Mitchell seconded the motion. The vote was recorded as follows:

Ayes: Peters, Mitchell, Roberts, and Boxley
Nays: None

The motion passed unanimously.

Commissioner Boxley moved to go into Executive Session at 11:24 a.m., seconded by Vice Chairman Mitchell. The vote was recorded as follows:

**Ayes: Peters, Mitchell, Roberts, and Boxley
Nays: None**

The motion passed unanimously

- 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 and authorizing negotiations for a Redevelopment Agreement between the TDA and the selected Redeveloper. The Respondents are as follows: [25 O.S. §307(b) (4) and §307(c) (10).]
 - 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:** Vice Chairman Mitchell moved to return to Open Session at 1:18 p.m., seconded by Commissioner Boxley. The vote was recorded as follows:

Ayes: Peters, Mitchell, Roberts, and Boxley
Nays: None

The motion passed unanimously.

- 10. **Statement of the Executive Session:** During Executive Session, all Commissioners of the Authority who were present for this meeting were present for the Executive Session. The Authority maintained a quorum. During the Executive Session, the items on the published Agenda were the only items discussed. No votes were taken during the session. This will constitute the minutes of the Executive Session.

- 11. **Discussion, consideration, and vote on items discussed in Executive Session:**

- 8.a. **Downtown Housing RFP Responses**

The Commissioners decided to accept two proposals and split the \$1,000,000.00 evenly between the two. After discussion, Commissioner Roberts moved to approve **Resolution No. 6430** authorizing negotiation of Redevelopment Agreement with Blue Dome Anchor, LLC for the loan of Downtown Housing Funds for Residential Development within Tulsa, Oklahoma - Hartford Crossing. Vice Chairman Mitchell seconded the motion. The vote was recorded as follows:

Ayes: Peters, Mitchell, Roberts, and Boxley
Nays: None

The motion passed unanimously.

After discussion, Commissioner Roberts moved to approve **Resolution No. 6431** authorizing negotiation of Redevelopment Agreement with Addax Development for the loan of Downtown Housing Funds for Residential Development within Tulsa, Oklahoma – Adams Building

Redevelopment. Vice Chairman Mitchell seconded the motion. The vote was recorded as follows:

Ayes: Peters, Mitchell, Roberts, and Boxley
Nays: None

The motion passed unanimously.

8.b. Laura Dester Site

After discussion, Vice Chairman Mitchell moved to approve **Resolution No. 6432**, rejecting the Response to Request for Proposals (RFP) for the Sale and Redevelopment of TDA owned property located between Quincy and Rockford Avenues, and between 7th and 8th Streets, Tulsa, Oklahoma. Commissioner Boxley seconded the motion. The vote was recorded as follows:

Ayes: Peters, Mitchell, Roberts, and Boxley
Nays: None

The motion passed unanimously.

After discussion, Vice Chairman Mitchell moved to approve **Resolution No. 6433**, approval of Plan for Demolition of improvements located on TDA owned property located between Quincy and Rockford Avenues, and between 7th and 8th Streets, Tulsa, Oklahoma – Laura Dester Site. Commissioner Roberts seconded the motion. The vote was recorded as follows:

Ayes: Peters, Mitchell, Roberts, and Boxley
Nays: None

The motion passed unanimously.

8.c. Former Morton Hospital Site

After discussion, Commissioner Roberts moved to approve **Resolution No. 6434**, approving Fourth amendment to Redevelopment Contract with Morton's Reserve Properties, LLC for the Sale and Redevelopment of TDA owned land located at 605 East Pine Street, Tulsa, Oklahoma – Former Morton Hospital Site. Commissioner Boxley seconded the motion. The vote was recorded as follows:

Ayes: Peters, Mitchell, Roberts, and Boxley
Nays: None

The motion passed unanimously.

8.d. Mayfield, LLC

After discussion, Vice Chairman Mitchell moved to approve **Resolution No. 6435**, approving First amendment to Redevelopment Agreement with Mayfield, LLC for the Private Redevelopment of land located at 325 North Main Street, Tulsa, Oklahoma – L.A. King Building project. Commissioner Boxley seconded the motion. The vote was recorded as follows:

Ayes: Peters, Mitchell, Roberts, and Boxley

Nays: None

The motion passed unanimously.

8.f Capital Homes

After discussion, Vice Chairman Mitchell moved to approve **Resolution No. 6436**, authorizing negotiation of Redevelopment Agreement with Capital Homes Residential Group, LLC for the acquisition and Redevelopment of Privately owned land located at 1109 North Main Street, Tulsa, Oklahoma. Commissioner Boxley seconded the motion. The vote was recorded as follows:

Ayes: Peters, Mitchell, and Roberts

Nays: Boxley

The motion passed with majority vote.

8.g. Peoria Realty

After discussion, Commissioner Roberts moved to approve **Resolution No. 6437**, authorizing negotiation of Redevelopment Agreement with Peoria Realty Investments for the acquisition and Redevelopment of Privately owned land described as Lot 11 (less south five feet) and Lot 12, Block 1, and Lots 1,2,3,5 and 6, block 2 Booker Washington Addition, Tulsa, Oklahoma. Commissioner Boxley seconded the motion. The vote was recorded as follows

12. New Business: None.

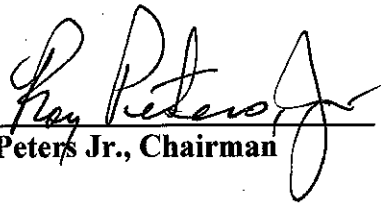
13. Recess:

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.

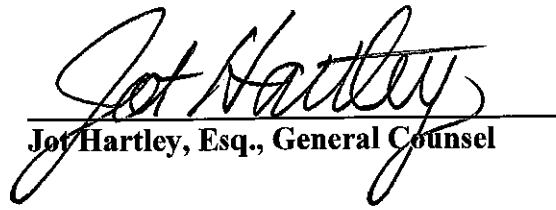
15. Adjournment: The meeting adjourned at 1:32 p.m.

Tulsa Development Authority

Approved as to legal form and adequacy:



Roy Peters Jr., Chairman



Jot Hartley, Esq., General Counsel

[4-5--2018 - Regular Meeting Minutes - (nbe-)]