

05/01/2018 2:21 pm

MICHAEL P. KIER  
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY  
BOARD OF COMMISSIONERS**

**NOTICE OF REGULAR MEETING**

**Thursday, May 3, 2018**

**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  
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, 10<sup>th</sup> Floor, North Conference Room, 175 East 2<sup>nd</sup> Street, Tulsa, Oklahoma 74103, 9:00 a.m., on the 3<sup>rd</sup> day of May, 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 April 5, 2018 Regular Meeting
  - b. Minutes of April 5, 2018 Regular Executive Session Meeting
3. Executive Director's Monthly Report
  - Discussion, consideration and vote to accept Executive Director's Monthly Report

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

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

- Discussion, consideration and vote to approve a Resolution to approve a License Contractor and enter into a Contract for services for the Brady Streetscaping Project, Phase II.

5. General Counsel

- a. Pending Litigation Report

6. Discussion, consideration and vote to accept Financial Reports

- a. March 2018 - Income and Expenditures Report
- b. Comparative Financial Statements
- c. City of Tulsa Invoice

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, consideration and vote to enter into a Redevelopment Agreement with Hartford Crossing, LLC, (as assignee of Blue Dome Anchor, LLC), to receive a loan of Affordable/Obtainable Housing Funds for Residential Development in Downtown Tulsa for property located at 111 South Greenwood Avenue, Tulsa, Oklahoma (Hartford Crossing Project), and approve concurrent amendment of Contract for Sale of Land for Private

Redevelopment between TDA and Blue Dome Anchor, LLC ,to conform identity of Redeveloper, time for construction and project improvement requirements to those contained in Redevelopment Agreement with Hartford Crossing, LLC.

- c. Discussion, consideration and vote to enter into a Redevelopment Agreement with 403 Cheyenne, LLC, as assignee of Addax Development, Inc.) to receive a loan of Affordable/Obtainable Housing Funds for Residential Development in Downtown Tulsa for property located at 403 South Cheyenne Avenue, Tulsa, Oklahoma (The Adams Building Project).
  - d. Discussion, consideration and vote to approve a Resolution authorizing the Tulsa Development Authority to enter into a Contract for Acquisition and Sale of Land for Private Redevelopment with Capital Homes Residential Group, LLC for acquisition of property located at 1109 North Main Street, Tulsa, Oklahoma.
  - e. Discussion, consideration and vote to approve a Resolution authorizing the Tulsa Development Authority to enter into a Contract for Acquisition and Sale of Land for Private Redevelopment with Peoria Realty Investments, Inc. for acquisition of additional property within the Unity Heritage Neighborhood Sector Plan/Greenwood Heritage Neighborhoods Sector Plan, described as follows:
    - Lot 11 (less south 5'), and Lot 12, Block 1, and Lots 1, 2, 3, 5 and 6, Block 2, all in Booker Washington Addition, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof.
  - f. Discussion, consideration and vote to issue a Request for Proposals (RFP) to TDA for land located at 211 North Fairview Street, Tulsa, Oklahoma.
  - g. Discussion, consideration and vote to approve entering into a Contract for Sale of Real Estate with Stephon Chappell for the purchase of TDA owned property located at 2125 and 2127 North Peoria 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 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).]
- b. Confidential communication with Counsel regarding proposed Amendment to a Contract for Sale of Land for Private Redevelopment between Ross Group Development, LLC and TDA regarding request for assistance in relocation of utility lines and early entry agreement for property located on the Northwest Corner of East Archer Street and North Elgin Avenue (Block 44), Tulsa, Oklahoma. [25 O.S. §307(b) (4) and §307(c) (10).]
- c. Confidential communication with Counsel regarding request from Charney Properties for the use of North Peoria TIF Funds for infrastructure improvement assistance of certain properties located near the Northwest corner of East Pine and North Peoria, and within the Unity Heritage Neighborhood Sector Plan/Greenwood Heritage Neighborhoods Sector Plan. [25 O.S. §307(b) (4) and §307(c) (10).]
- d. 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).]
- e. 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).]

- f. Confidential communication with Counsel regarding Amendment and Supplement to Kendall-Whittier Sector Plan and Unity-Heritage Neighborhoods Sector Plan pertaining to economic development and development of services. [25 O.S. §307(b) (4) and §307(c) (10).]
- g. 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. Adjournment