

## REGULAR MINUTES

### Tulsa Development Authority Board of Commissioners Regular Meeting

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

Thursday – May 3, 2018

9:00 a.m.

#### Present:

Roy Peters, Chairman  
Carl Bracy, Commissioner  
Thomas Boxley, Commissioner  
O.C. Walker II, Executive Director  
Jot Hartley, General Counsel

#### Absent:

Steve Mitchell, Vice Chairman  
Nancy Roberts, Commissioner

#### Also Present:

Kevin Anderson  
Annette Bess  
Neal Bhow  
Shaun Bhow  
Tom Biolchini  
Cheryl Black  
Mayor Bynum  
Linn Cain  
Jim Coles  
Doug DeJarnette  
Mike Dickerson  
Derek Gates  
Vanessa Hall-Harper  
Travis Hartley

#### Also Present:

Ross Heyman  
Bart James  
Kian Kamas  
Norman Kildow  
Matt Newman  
Pete Patel  
Warren Ross  
Robert Skeith  
Steven Watts  
Dennis Whitaker  
NaTasha Bunch  
Jane Malone  
Carol Young

**The Regular Meeting was called to order at 9:02 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 Bracy, and Commissioner Boxley were present. Vice Chairman Mitchell and Commissioner Roberts were absent. A quorum was present.

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

- a. Minutes of April 5, 2018 Regular Meeting
- b. Minutes of April 5, 2018 Regular Executive Session Meeting

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

**Ayes: Peters, Bracy, 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:**

No new information. Chairman Peters suggested sending a letter to the Redeveloper regarding the status of the project.

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

On April 5, 2018, the TDA Board of Commissioners reviewed and approved Resolution No. 6434, authorizing the Fourth Amendment to the existing Redevelopment Contract with Morton's Reserve Properties, LLC. The Fourth Amendment allowed until December 31, 2018, for the Redeveloper to provide Construction Financial documentation.

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

This item will be discussed in Executive Session and is an Open Session Agenda item today.

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

TDA received the Certificate of Occupancy and dovetailed that with a Certificate of Completion. The Earnest Deposit was refunded to the Redeveloper.

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

In a partnership with the City of Tulsa, the entryway landscaping is underway. The Redeveloper continues to market the four (4) remaining lots to complete the redevelopment project.

**F. East Latimer Lots/Capital Homes, LLC:**

The TDA Board approved Resolution No. 6436, on April 5, 2018, for the First Amendment to the contract with Capital Homes, LLC to enter into negotiations for down payment assistance, not to exceed \$32,000.00. This is an Agenda item for today.

**G. The Flats on Archer:**

The project completion date has been revised to August 17, 2018, and the Contractor will begin incurring penalties on August 11, 2018, if not completed. The estimated move-in date is September 1, 2018.

**H. Blue Dome Anchor, LLC:**

The Phase 1 of the project is near completion. On April 5, 2018, the TDA Board approved Resolution No. 6430 authorizing negotiations of a Redevelopment Agreement with Blue Dome Anchor LLC for the Hartford Crossing project for a loan of Downtown Housing Funds for Residential Development. The terms of the loan are \$500,000.00 over seven years at zero interest.

**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 is complete. 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:**

Commissioner Bracy and Commissioner Boxley met with representatives of Ross Group to discuss the Darven Brown Memorial and The Black Wall Street Memorial. Commissioner Bracy will oversee the Darven L. Brown Memorial and Commissioner Boxley will oversee The Black Wall Street Memorial. Commissioner Bracy explained the meeting of the Darven Brown Memorial committee was positive, and Commissioner Boxley stated the first meeting for The Black Wall Street Memorial will be held next week. This is an Open Session and Executive Session Agenda item today.

**M. Crutchfield Sector Plan:**

The Project Consultant (Fregonese Associates and Tharp Planning Group) could not be present for the Board meeting today.

**N. Laura Dester Site:**

The TDA Board rejected the Response to the Request for Proposals. TDA decided to make the property available on the market for proposals to keep the existing buildings. Respondents have until June 20, 2018, to submit proposals to the TDA office. TDA is also on a parallel tract to demolish the existing buildings. An Open House is scheduled for Friday, May 4, 2018 for interested persons to tour the existing Laura Dester buildings. Ms. Kian Kamas thanked Executive Director Walker for his efforts in spreading the word about the RFP and the Open House.

**O. Annual Report 2017:**

The TDA office has forwarded all comments and edits to the Write Company. They are currently updating the photographs and covers of the report.

**P. Dirty Butter – Heritage Hills:**

Shelia Thompson and Steven Murrell will have an update at the next TDA Board meeting. The Roberts have experienced a delay in starting construction.

Executive Director Walker stated that 7 of the 8 units of the Urban8 project have been sold.

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

**Ayes: Peters, Bracy, 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, work continues on the North Peoria Lightning project. The contractor has been notified that materials was used that was not approved and they will need to re-do the work with the approved materials. The City is discussing how to connect the lights to the utility service, with a desire not to have the street lighting connected to the Christmas tree lighting receptacle circuits.

**b. TIF Report Updates – Mike Thedford: A copy of the report is included in the Commissioner’s packets: Mr. Thedford was not present.**

- **Blue Dome Lighting Project: Fund No. 6967** – Approximately 150 lights throughout Blue Dome District. Project has been delayed due to problems with the existing footings. The project was bid based on the expectation that the footings for the existing acorn lights would be re-used for the new poles and fixtures. Some existing footings meet the required standard dimensions, but others do not. Cost changes are currently being reviewed with Field Engineering and Crossland Construction. Commissioner Bracy requested clarification of 115 lights and not 150 lights, as reported on the staff report.
- **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. Weather has impacted the start date. Contractor is working it into his schedule.
- **Brady District Streetscape Improvements: Fund No. 6963** – Streetscape Enhancements matching Downtown Streetscape Master Plan guidelines. Phase I is now substantially complete. Tree anchors, grates and meters still need to be finalized. All paving, curb, gutter, and infrastructure was complete in April 2018. There’s been a slight delay due to rain. Final walk-thru and punch list will be done in the next few weeks. Phase II was bid on April 20, 2018. Crossland was the low bidder at \$641,000.00. Approved funding for the project is \$650,000.00. Staff recommends entering into contract negotiations with Crossland. Executive Director Walker stated no action would be taken today and will be discussed at the June TDA Board meeting.

## **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. The Judge ordered mediation to be completed by June 30, 2018.

**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 motion to Enter Judgment in the District Court case in favor of TDA has been granted. Journal Entry of Judgment submitted by TDA approved by the Court.
  
- **Novus Homes (Wilkins) CV-2016-998:**  
TDA obtained a ruling from the Judge that a previous order entered in the case dealt only with the denial of Summary Judgment sought by TDA and did not constitute a finding that TDA had violated the Open Meeting Act. Plaintiff's Motion for Attorney fees denied. Case remains pending with scheduling conference to be set upon application.

**Hall-Harper, et. al v. TDA**

Depositions of Plaintiffs are scheduled for April 9, 2018. Case remains pending. This will be further discussed in Executive Session.

**Declaratory Judgment:**

- **UCAT v. TDA**  
Mediation is scheduled for May 10, 2018. Case remains pending. This will be further discussed in Executive Session.

**6. Discussion, consideration, and vote to accept Financial Reports:**

- a. **March 2018 - Income and Expenditure Report - included in the Commissioner packets:** Cheryl Black, Assistant Controller will be presenting the financial reports today. Norman Kildow will continue in the position of Controller; however, Ms. Black will be presenting TDA's

financial reports going forward. Ms. Black 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:** Cheryl Black 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 March 2018 and, **Resolution No. 6438**, approving TDA Financial Report for March 2018, and the Comparative Financial Statement, seconded by Vice Chairman Mitchell. The vote was recorded as follows:

**Ayes: Peters, Bracy, and Boxley**

**Nays: None**

**The motion passed unanimously.**

- c. City of Tulsa Invoice from January 1, 2018 to March 31, 2018 -- included in the Commissioners packets: Discussion, consideration and vote for TDA to pay City of Tulsa invoice as presented:** The invoice is for services rendered by the Planning and Development, Asset Management, and Economic Development Departments of the City of Tulsa. After discussion, Commissioner Bracy moved to approve **Resolution No. 6439**, approving payment of Invoice from the City of Tulsa Planning and Development, Asset Management, and Economic Development Departments in the amount of \$541.29 for services rendered January 1, 2018 – March 31, 2018, seconded by Commissioner Boxley. The vote was recorded as follows:

**Ayes: Peters, Bracy, 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

Executive Director Walker explained the Consultants could not attend today's meeting and this item will be discussed at the next TDA Board meeting.

- b. Discussion and consideration 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 Sake 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:** Executive Director Walker stated this is a two part request from Hartford Crossing, LLC. The first is to enter into a Redevelopment Agreement to receive a loan of Affordable/Obtainable Housing for Residential Development in downtown Tulsa. The loan is for \$500,000.00 over 7 years at zero interest. The second request is to approve an Amendment to the existing Redevelopment Agreement with Blue Dome to extend completion dates and timelines run concurrent. Mr. Shaun Bhow, representative with Hartford Crossing, explained that timelines are consistent in the two projects. After discussion, Commissioner Bracy moved to approve **Resolution No. 6440**, approving Redevelopment Agreement with Hartford Crossing LLC for the loan of Downtown Housing funds for Residential Development within Tulsa, Oklahoma – Hartford Crossing Redevelopment. Seconded by Commissioner Boxley. The vote was recorded as follows:

**Ayes: Peters, Bracy, and Boxley**  
**Nays: None**

**The motion passed unanimously.**

After discussion, Commissioner Boxley moved to approve **Resolution No 6441**, approving First Amendment to Contract with Blue Dome Anchor II, LLC for the Sale of Land for Private Redevelopment of TDA owned land located in Block 83 and a part of Block 82, City of Tulsa, Oklahoma. Seconded by Commissioner Bracy. The vote was recorded as follows:

**Ayes: Peters, Bracy, and Boxley**  
**Nays: None**

**The motion passed unanimously.**

- 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):** Executive Director Walker stated this is a request to enter into a Redevelopment Agreement to receive a loan of Affordable/Obtainable Housing for Residential Development in downtown Tulsa. The loan is for \$500,000.00 over 7 years at zero interest. Mr. Steven Watts, representative with Addax Development Group stated they are in agreement with the terms and conditions of the loan. After discussion, Commissioner Boxley moved to approve **Resolution No. 6442**, approving Redevelopment Agreement with 403 Cheyenne, LLC for the loan of Downtown Housing funds for Residential Development within Tulsa, Oklahoma – Adams Building Redevelopment. Seconded by Commissioner Bracy. The vote was recorded as follows:

**Ayes: Peters, Bracy, and Boxley**  
**Nays: None**

**The motion passed unanimously.**

- 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:** Executive Director Walker recommended approval of this item. General Counsel Hartley explained the request is to acquire additional property to develop and overall project on East Latimer. He explained the property will be acquired voluntarily and resold to Capital Homes. The Redeveloper will pay all costs associated with acquisition and relocation. Commissioner Boxley expressed reservations with displacing individuals who are not owners. After discussion, Commissioner Bracy moved to approve **Resolution No. 6443**, approving 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. Chairman Peters seconded the motion. The vote was recorded as follows:

**Ayes: Peters and Bracy**  
**Nays: Boxley**

**The motion passed with majority vote.**

- 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.

General Counsel Hartley explained this request is much like the previous Agenda item because the Redeveloper is seeking assistance acquiring property voluntarily, and the Redeveloper will pay all costs associated with acquisition and relocation. Chairman Peters stated concerns that this is a new acquisition request from the Redeveloper, and wants to meet with the Redeveloper to explain the intentions of the property. This item was tabled until the June TDA meeting.

- f. **Discussion, consideration, and vote to issue a Request for Proposals (RFP) to TDA for land located at 211 West Fairview Street, Tulsa, Oklahoma:** Executive Director Walker stated this is a request to issue an RFP for the property. After discussion, Commissioner Bracy moved to approve **Resolution No. 6444**, issuance of a Request for Proposals (RFP) to TDA for Sale and Redevelopment of TDA owned property located at 211 West Fairview Street, Tulsa, Oklahoma. Commissioner Boxley seconded the motion. The vote was recorded as follows:

**Ayes: Peters, Bracy, and Boxley**  
**Nays: None**

**The motion passed unanimously.**

- 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:** Executive Director Walker stated Mr. Chappell is wanting to build his dream home on the two lots and recommend the Board approve the request. After discussion, Commissioner Bracy moved to approve **Resolution No. 6445**, approving Contract for Sale of Land for Private Redevelopment with Stephon Chappell for the purchase of 2125 and 2127 North Peoria Avenue, Tulsa, Oklahoma. Commissioner Boxley seconded the motion. The vote was recorded as follows:

**Ayes: Peters, Bracy, and Boxley**  
**Nays: None**

**The motion passed unanimously.**

**Commissioner Boxley moved to go into Executive Session at 10:08 a.m., seconded by Commissioner Bracy. The vote was recorded as follows:**

**Ayes: Peters, Bracy, and Boxley**

**Nays: None**

**The motion passed unanimously**

**Chairman Peters recognized the presence of Mayor Bynum and Jim Coles, and invited them to join the Board in Executive Session.**

- 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:** Commissioner Boxley moved to return to Open Session at 12:23 p.m., seconded by Commissioner Bracy. The vote was recorded as follows:

**Ayes: Peters, Bracy, 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. One Place SE**

After discussion, Commissioner Boxley moved to approve **Resolution No. 6446**, approving negotiations for Sixth Amendment of Contract for Sale of Land for Private Redevelopment between TDA and One Place, SE, LLC- Lot 5 and part of Lot 6, Block 102. Commissioner Bracy seconded the motion. The vote was recorded as follows:

**Ayes: Peters, Bracy, and Boxley**  
**Nays: None**

**The motion passed unanimously.**

**8.b. Block 44**

After discussion, Chairman Peters moved to approve **Resolution No. 6447**, approving negotiations for Agreement between TDA and Ross Group Development, LLC for assistance from TDA in the cost of relocation of overhead utility lines. Commissioner Bracy seconded the motion. The vote was recorded as follows:

**Ayes: Peters, Bracy, and Boxley**  
**Nays: None**

**The motion passed unanimously.**

After discussion, Commissioner Bracy moved to approve **Resolution No. 6448**, approving negotiations for an Early Entry Agreement between TDA and the Ross Group Development, LLC – Block 44 property and authorizing Chairman Peters to approve and proceed to execute on behalf of TDA an Early Entry Agreement negotiated by TDA Executive Director and TDA General Counsel. Commissioner Boxley seconded the motion. The vote was recorded as follows:

**Ayes: Peters, Bracy, and Boxley**  
**Nays: None**

**The motion passed unanimously.**

**8.c. Charney Properties – North Peoria TIF**

After discussion, Commissioner Boxley moved to approve **Resolution No. 6449**, approving establishment of a project account for encumbrance of available funds from Tax Increment District No. 4 (a/k/a North Peoria TIF) in an amount not to exceed Five-Hundred Thousand Dollars (\$500,000.00) pursuant to the terms of a public infrastructure improvement Agreement to be negotiated with Charney Properties, Inc. to provide funding for public infrastructure improvements for the redevelopment project located on the Northwest corner of East Pine Street and North Peoria Avenue, Tulsa, Oklahoma. Commissioner Bracy seconded the motion. The vote was recorded as follows:

**Ayes: Peters, Bracy, and Boxley**  
**Nays: None**

**The motion passed unanimously.**

8.f.

**Sector Plans**

After discussion, Commissioner Bracy moved to approve Resolution No. 6450, approving preparation of Amendment and Modification to the Kendall Whittier Sector Plan. Commissioner Boxley seconded the motion. The vote was recorded as follows:

**Ayes: Peters, Bracy, and Boxley**  
**Nays: None**

**The motion passed unanimously.**

After discussion, Commissioner Bracy moved to approve Resolution No. 6451, approving preparation of Amendment and modification to the Greenwood Heritage Neighborhoods/Unity Heritage Neighborhoods Sector Plan. Commissioner Boxley seconded the motion. The vote was recorded as follows:

**Ayes: Peters, Bracy, and Boxley**  
**Nays: None**

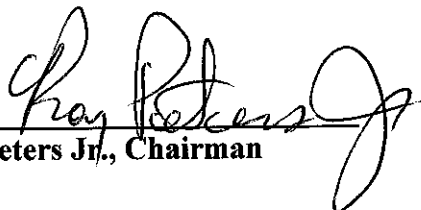
**The motion passed unanimously.**

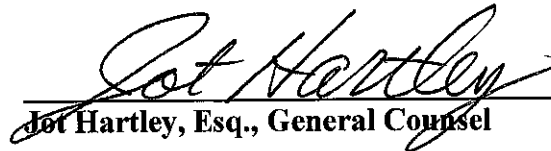
12. **New Business:** None.

13. **Adjournment:** The meeting adjourned at 12:35 p.m.

**Tulsa Development Authority**

**Approved as to legal form and adequacy:**

  
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**Roy Peters Jr., Chairman**

  
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**Jot Hartley, Esq., General Counsel**

[5-3--2018 – Regular Meeting Minutes - (nbe-)]