

06/05/2018 2:56 pm

MICHAEL P. KIER
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS**

NOTICE OF REGULAR MEETING

Thursday, June 7, 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 7th day of June, 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 May 3, 2018 Regular Meeting
 - b. Minutes of May 3, 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

- Discussion, consideration and vote to approve a Resolution authorizing a Change Order to the North Peoria Street Lighting project located on North Peoria Avenue, between East Pine Street and East Apache Street, Tulsa, Oklahoma.

b. Mike Thedford TIF Report Updates Report Received

- Discussion, consideration and vote to approving a Resolution authorizing entering into a Contract with a Licensed Contractor 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. April 2018 - Income and Expenditures Report

b. Comparative Financial Statements

c. Operating Budget for 2018 - 2019

7. Receive, Discuss and Vote:

a. Discussion and consideration to receive a presentation from the Office of the Mayor regarding the strategic plan from the Action and Implementation Management (AIM) to explain how the organization will help achieve the goals for the City of Tulsa.

b. Discussion, consideration and vote to issue a Request for Proposals (RFP) to TDA for land located at 211 West Fairview Street, Tulsa, Oklahoma.

- c. Discussion, consideration and vote to approve the sale of Lots 17–20, Block1, at the Village at Central Park, from the Village at Central Park, LLC to The Village at Central Park East, LLC. The property is generally located on the Southwest Corner of East 6th Street South and South Peoria Avenue, Tulsa, Oklahoma.
 - d. Discussion, consideration and vote to terminate a Contract for Private Redevelopment between Bennie Oulds and the Tulsa Development Authority for the purchase of property located at 2010 North Hartford Avenue, Tulsa, Oklahoma.
 - e. Discussion, consideration and vote to approve a Resolution to amend 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).
 - f. Discussion, consideration and vote to approve a Resolution authorizing an Amendment to the Redevelopment Agreement between Capital Homes Residential Group, LLC and TDA for the sale of TDA land located on East Latimer Street, between North Boston Avenue and North Main Street, Tulsa, Oklahoma.
 - g. Discussion, consideration and vote to approve a Resolution for the Sixth Draw Request from The Flats on Archer, for redevelopment of property located at 110 North Boston Avenue, Tulsa, Oklahoma.
 - h. Discussion, consideration and vote to approve a Resolution approving Redevelopment Agreement with Ross Group Development, LLC for reimbursement of costs of relocation of utility lines for property located on the Northwest Corner of East Archer Street and North Elgin Avenue (Block 44), Tulsa, OK.
 - i. Discussion, consideration and vote to approve a Resolution for assignment of Contract for Sale of Land for private redevelopment by Ross Group Development, LLC for property located on the Northwest Corner of East Archer Street and North Elgin Avenue (Block 44), Tulsa, OK.
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 possible amendment of the Redevelopment Agreement with Peoria Realty Investment, Inc., to make provisions for the acquisition of certain properties described as:

- 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,

within the Unity Heritage Neighborhood Sector Plan/Greenwood Heritage Neighborhoods Sector Plan. [25 O.S. §307(b) (4) and §307(c) (10).]

- b. 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).]
- c. 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).]
- d. 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).]

e. 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).]

f. Confidential communication with Counsel regarding the Tulsa Development Authority's Executive Director Annual Evaluation. [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