

07/31/2018 3:38 pm

MICHAEL P. KIER
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS**

NOTICE OF REGULAR MEETING

Thursday, August 2, 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 2nd day of August 2018, for considering the following:

1. Roll Call
2. Discussion, consideration and vote to appoint a temporary Chair of the Board for the August 2, 2018, TDA Regular Meeting.
3. Routine, Repetitive Items for discussion, consideration and vote to approve:
 - a. Minutes of July 12, 2018 Regular Meeting
 - b. Minutes of July 12, 2018 Regular Executive Session Meeting
4. Executive Director's Monthly Report
 - Discussion, consideration and vote to accept Executive Director's Monthly Report

5. 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 |

6. General Counsel

- a. Pending Litigation Report

7. Discussion, consideration and vote to accept Financial Reports

- a. June 2018 - Income and Expenditures Report
- b. Comparative Financial Statements
- c. Revised Operating Budget 2018 - 2019

8. Receive, Discuss and Vote:

- a. Discussion, consideration and vote to approve a Resolution for the Eighth Draw Request from The Flats on Archer, for redevelopment of property located at 110 North Boston Avenue, Tulsa, Oklahoma.
- b. Discussion, consideration and vote to approve an Amendment of an existing Redevelopment Agreement between TDA and Pearl Development, LLC for property located South of the Southwest corner of South Peoria Avenue and East 6th Street, Tulsa, Oklahoma (The Village at Central Park).
- c. Discussion, consideration and vote to approve a request from Pearl Development to TDA for the use of Central Park TIF funds for a project located South of the Southwest Corner of South Peoria Avenue and East 6th Street South, Tulsa, Oklahoma (The Village at Central Park).
- d. Discussion, consideration and vote to approve a request from Southbridge Equities, LLC to the TDA Board of Commissioners for the use of Technology TIF funds for a project located on the Northeast Corner of South Cincinnati Avenue and East 2nd Street, Tulsa, Oklahoma.

- e. Discussion, consideration and vote to approve an Amendment to a Contract for Sale of Land for Private Redevelopment between the Ross Group, LLC, Valley National Bank and TDA regarding assistance for the relocation of overhead utility lines for property located on the Northwest Corner of East Archer Street and North Elgin Avenue, (Block 44), Tulsa, Oklahoma.
- f. Discussion, consideration and vote to receive a Response to the Request for Proposals (RFP) for property located at 211 West Fairview Street, Tulsa, Oklahoma and approve sale to Respondent. The Respondent is as follows:

- Jeff Weaver

- 9. **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 Construction Financial Documentation for Pearl Development, LLC, located South of the Southwest Corner of South Peoria Avenue and East 6th Street South, Tulsa, Oklahoma. (The Village at Central Park) [25 O.S. §307(b) (4) and §307(c) (10).]
 - b. Confidential communication with TDA General Counsel and TDA Special Counsel regarding status of negotiations, interpretation of contract rights, mediation, settlement agreement 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).]

- c. Confidential communication with TDA General 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).]

10. Vote to Return to Open Session

11. Statement of the Executive Session

12. Discussion, consideration and vote on items discussed in Executive Session

13. New Business

14. Adjournment