

09/04/2018 3:25 pm

MICHAEL P. KIER  
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY  
BOARD OF COMMISSIONERS**

**NOTICE OF REGULAR MEETING**

**Thursday, September 6, 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 6<sup>th</sup> day of September 2018, for considering the following:

1. Roll Call
2. Consideration of Consent, Routine, Repetitive Items for discussion, consideration and vote to approve:
  - a. Minutes of August 2, 2018 Regular Meeting
  - b. Minutes of August 2, 2018 Regular Executive Session Meeting
  - c. Discussion, consideration and vote to approve an Amendment to the Contract for Sale of Land for Private Redevelopment between Shelia Thompson and TDA for TDA owned property located at 1960 North Hartford Avenue, Tulsa, Oklahoma (Dirty Butter).

- d. Discussion, consideration and vote to approve an Amendment to the Contract for Sale of Land for Private Redevelopment between Floyd and Kuma Roberts for property located at 1980 North Hartford Avenue, Tulsa, Oklahoma (Dirty Butter).
  - e. Discussion, consideration and vote to approve a Resolution for the Ninth Draw Request from The Flats on Archer, for redevelopment of property located at 110 North Boston Avenue, Tulsa, Oklahoma.
  - f. Discussion, consideration and vote for TDA to transfer title of certain property to the City of Tulsa, located in the Elm Creek/Pearl District Neighborhood Area. The property is as follows:
    - 414 South Owasso Avenue (Pacesetter Coach Line, Inc.)
3. Consideration of Items Removed from Consent Agenda
  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. July 2018 - Income and Expenditures Report
    - b. Comparative Financial Statements

8. 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 approve a Resolution for the First Draw Request for 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).
- c. 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 in the alleyway between East 1<sup>st</sup> and East 2<sup>nd</sup> Street, East of South Cincinnati Avenue, Tulsa, Oklahoma (Former OTASCO Building).
- d. Discussion, consideration and vote to approve a First Amendment to Redevelopment Agreement – Utility Relocation and to approve First Amendment to a Contract for Sale of Land for Private Redevelopment between the Ross Group, LLC, Valley National Bank and TDA regarding and relating to changes in the manner and timing of payment of assistance for the underground relocation of overhead utility lines for property located on the Northwest Corner of East Archer Street and North Elgin Avenue, (Block 44) and vicinity, Tulsa, Oklahoma.
- e. Discussion, consideration and vote to approve a Resolution approving the Construction Plans and Building Specifications and approve a First Amendment to the Redevelopment Agreement to revise the Legal Description, reduce amount of permitted first mortgage lien and approve the Assignment of the Agreement to the Price Family Parking, LLC for property located at 419 South Main Street, Tulsa, Oklahoma, (Parking Garage).

- f. Discussion, consideration and vote to approve an Amendment to an existing Redevelopment Agreement, approving the Construction Documents and Building Specifications from GreenArch, LLC for the GreenArch project located on the Southeast Corner of North Greenwood Avenue and East Archer Street, Tulsa, Oklahoma (Block 53).
  - g. Discussion, consideration and vote to receive an update on the Response to the Request for Proposals (RFP) for 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, submitted by Pearl Place Development with possible action to vote to approve commencement of negotiations for a Contract for Sale of Real Property for Private Redevelopment with Pearl Place Development.
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 TDA General Counsel regarding possible TDA Board action in determining whether to proceed with negotiations with Pearl Place Development for the redevelopment of the Laura Dester site bounded by East 7<sup>th</sup> Street South and East 8<sup>th</sup> Street South, between South Quincy Avenue and South Rockford Avenue, Tulsa, Oklahoma. [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

- a. Vote to approve entering into negotiations with Pearl Place Development for the purchase and Redevelopment of the former Laura Dester site bounded by East 7<sup>th</sup> Street South to East 8<sup>th</sup> Street South, between South Quincy Avenue and South Rockford Avenue, Tulsa, Oklahoma.
- b. Vote to approve and authorize implementation of terms of Settlement Agreement with University Center at Tulsa regarding 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)

13. New Business

14. Adjournment