

10/30/2018 3:05 pm

MICHAEL P. KIER
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS**

NOTICE OF REGULAR MEETING

Thursday, November 1, 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 1st day of November 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 October 4, 2018 Regular Meeting
 - b. Discussion, consideration and vote to approve a Resolution for the Third Draw Request in the amount of \$87,693.29, representing 70% completion, from Price Family, LLC to receive a loan of Downtown Development Redevelopment Funds for a Parking Garage located at 419 South Main Street, Tulsa, Oklahoma.
 - c. Discussion, consideration and vote to approve a Resolution for the Eleventh Draw Request in the amount of \$30,600.00, representing

93.49% completion, from The Flats on Archer, for redevelopment of property located at 110 North Boston Avenue, Tulsa, Oklahoma.

- d. Discussion, consideration and vote to approve a Resolution for the Third Draw Request in the amount of \$43,904.00, representing 19.76% completion, from 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).
 - e. Discussion, consideration and vote to authorize a Resolution approving the TDA Monthly Meeting Calendar for 2019.
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. September 2018 - Income and Expenditures Report
 - b. Comparative Financial Statements
 - c. Budget Amendment to Fund No. 710
 - d. Draft Annual Audit Report for 2017 - 2018

8. Receive, Discuss and Vote:
 - a. Discussion, consideration and vote to approve entering into a Services Agreement with Wallace Engineering for Civil Engineering Services on the former UCT Land located in the Unity Heritage/Greenwood Sector Plan area, Tulsa, Oklahoma.
 - b. Discussion, consideration and vote to approve a Resolution approving an Amendment to the Unity Heritage/Greenwood Neighborhood Sector Plan to confirm, adopt and include provisions of an Urban Renewal Plan, including and incorporating a Blight Study, for the study area located within the area encompassed by said Sector Plan.
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 a possible Amendment to a Redevelopment Agreement with Hartford Crossing, 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. [25 O.S. §307(b) (4) and §307(c) (10).]
 - b. Confidential communication with TDA General Counsel regarding terms of Settlement Agreement for 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).]

- c. Confidential communication with Counsel regarding status of and potential Settlement Offer from Plaintiffs for 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).]

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. Response to approve or reject the proposed Amendment to a Redevelopment Agreement with Hartford Crossing, 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. [25 O.S. §307(b) (4) and §307(c) (10).]
- b. Approval of Settlement Agreement for 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).]
- c. Response to approve or reject Settlement Offer from Plaintiffs for 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).]

13. New Business

14. Adjournment