

12/31/2018 2:02 pm

Office of the
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS**

NOTICE OF REGULAR MEETING

**Thursday, January 3, 2019
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 3rd day of January 2019, for considering the following:

1. Roll Call
2. Consideration of Consent, Routine, Repetitive Items for discussion, consideration and vote to approve:
 - a. Minutes of December 6, 2018 Regular Meeting
 - b. Minutes of December 6, 2018 Executive Session Meeting
 - c. Minutes of December 6, 2018 TDA Special Annual Meeting
 - d. Minutes of December 6, 2018 Tulsa Uptown Development Corporation Special Annual Meeting

- e. Minutes of the December 6, 2019 Tulsa Tribune Building Redevelopment Corporation Special Annual Meeting
 - f. Discussion, consideration and vote to approve a Resolution for the 5th Draw Request in the amount of \$144,728.70, representing 85% 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.
 - g. Discussion, consideration and vote to approve a Resolution for the 5th Draw Request in the amount of \$78,596.00 representing 47.57% 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).
 - h. Discussion, consideration and vote to approve a Resolution for the 12th Draw Request in the amount of \$14,925.00, representing 95.48% completion, from The Flats on Archer, for redevelopment of property located at 110 North Boston Avenue, Tulsa, Oklahoma.
- 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. General Counsel
 - a. Pending Litigation Report
 - 6. Discussion, consideration and vote to accept Financial Reports
 - a. November 2018 - Income and Expenditures Report
 - b. Comparative Financial Statements
 - c. Annual Audit 2017 – 2018

- Discussion, consideration and vote approving the TDA Annual Audit for 2017 - 2018

7. Receive, Discuss and Vote:

- a. Discussion, consideration and vote to approve a Resolution for the issuance of a Purchase Card for TDA to use for the purchase of goods and services on behalf of TDA upon approval by the TDA Executive Director and/or TDA Chairman.
- b. Discussion, consideration and possible vote to accept the Crosbie Heights Neighborhood Sector Plan prepared by Fregonese Associates and Tharp Planning Group for The Crosbie Heights Area Neighborhood Sector Plan located as follows:
 - North - HWY 412
 - South - Newblock Park Drive/Charles Page Blvd.
 - East - I-244
 - West - Gilcrease Museum Road/Charles Page Blvd.

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 a request for an Amendment to the Redevelopment Agreement for an extension of time to provide 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 Counsel regarding approval of Financial Documentation for the Morton Reserve Properties, LLC for redevelopment of the former Morton Hospital Site located at

605 East Pine Street, Tulsa, Oklahoma. [25 O.S. §307(b) (4) and §307(c) (10).]

- c. 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 7th Street South and East 8th Street South, between South Quincy Avenue and South Rockford Avenue, Tulsa, Oklahoma. [25 O.S. §307(b) (4) and §307(c) (10).]
- d. Confidential communication with Counsel regarding entering into negotiations with Alfresco Group for North Tulsa TIF Application No. 1, project area located at East 36th Street North and Martin Luther King, Jr. Blvd., Tulsa, Oklahoma. [25 O.S. §307(b) (4) and §307(c) (10).]
- e. Confidential communication with TDA General Counsel regarding terms of Settlement Agreement submitted for approval by the TDA Board 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).]

9. Vote to Return to Open Session

10. Statement of the Executive Session

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

- a. Approval of Amendment to the Redevelopment Agreement for an extension of time to provide 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. Approval of Financial Documentation for the Morton Reserve Properties, LLC for redevelopment of the former Morton Hospital Site located at 605 East Pine Street, Tulsa, Oklahoma. [25 O.S. §307(b) (4) and §307(c) (10).]

- c. Approval to proceed with negotiations with Pearl Place Development for the redevelopment of the Laura Dester site bounded by East 7th Street South and East 8th Street South, between South Quincy Avenue and South Rockford Avenue, Tulsa, Oklahoma. [25 O.S. §307(b) (4) and §307(c) (10).]
- d. Approval of a Resolution to enter into negotiations with Alfresco Group for North Tulsa TIF Application No. 1, project area located at East 36th Street North and Martin Luther King, Jr. Blvd., Tulsa, Oklahoma. [25 O.S. §307(b) (4) and §307(c) (10).]
- e. Approval of Settlement Agreement submitted for approval to the TDA Board 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).]

12. New Business

13. Adjournment