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Office of the
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS**

NOTICE OF REGULAR MEETING

Thursday, February 7, 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 7th day of February, 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 January 3, 2019 Regular Meeting
 - b. Minutes of January 3, 2019 Executive Session Meeting
 - c. Discussion, consideration and vote to approve a Resolution for the 6th Draw Request in the amount of \$138,036.95, representing 93% completion, from Price Family, LLC to receive a loan from Downtown Development Redevelopment Funds for a Parking Garage located at 419 South Main Street, Tulsa, Oklahoma.

- d. Discussion, consideration and vote to approve a Resolution for the 6th Draw Request in the amount of \$62,622.00 representing 60.35% completion, from 403 Cheyenne, LLC, as assignee of Addax Development, Inc., to receive a loan from Downtown Development Redevelopment 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 approve a Resolution for the 13th Draw Request in the amount of \$31,650.00, representing 99.80% completion, from The Flats on Archer, for redevelopment of property located at 110 North Boston Avenue, Tulsa, Oklahoma.
 - f. Discussion, consideration and vote to enter into a Contract for Sale of Land for Private Redevelopment between Alecia D. Peel and TDA for the sale of property located at 2010 North Hartford Avenue, Tulsa, Oklahoma, in the amount of \$12,500.00 (Dirty Butter - Heritage Hills Subdivision).
 - g. Discussion, consideration and vote to approve an Amendment to the Contract for Sale of Land for Private Redevelopment between Floyd Roberts and Kuma Roberts and TDA for property located at 1980 North Hartford Avenue, Tulsa, Oklahoma, (Dirty Butter – Heritage Hills Subdivision).
 - h. Discussion, consideration and vote to approve an Amendment to the Contract for Sale of Land for Private Redevelopment between Shelia Thompson and TDA for property located at 1960 North Hartford Avenue, Tulsa, Oklahoma, (Dirty Butter – Heritage Hills Subdivision).
 - i. Discussion, consideration and vote to approve a Resolution to enter into a Contract for Sale of Land for Private Redevelopment with Lelia Brown for the purchase and redevelopment of TDA-owned land located at 570 East Queen Street, Tulsa, Oklahoma, in the amount of \$12,500.00.
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. Quarterly update to all Authorities, Boards and Commissions that facilitate Economic Development, Kian Kamas, Chief of Economic Development
 - b. Monthly update regarding the proposed North Tulsa Tax Increment Finance (TIF) District, Leslie Batchelor, Center for Economic Development Law
 - o Discussion regarding Project Plan authorizations and other provisions
 - o Discussion regarding proposed boundaries for project area and TIF districts
6. General Counsel
 - Pending Litigation Report
7. Discussion, consideration and vote to accept Financial Reports
 - a. December 2018 - Income and Expenditures Report
 - b. Comparative Financial Statements
 - c. City of Tulsa Invoice (Financial Department from July 2017 to June 2018)
8. Receive, Discuss and Vote:
 - a. Discussion, consideration and vote to approve a Resolution to release a Notice of Invitation to Bid for landscaping and property maintenance services on TDA-owned property at various locations.
 - b. Discussion, consideration and vote to approve an Amendment to an existing Amended and Redevelopment Agreement, as previously amended, 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.

- c. Discussion, consideration and vote to approve a Resolution to approve contents of Term Sheet and to enter into negotiations for a Redevelopment Agreement with Alfresco Group for North Tulsa TIF Application No. 1, project area located at East 36th St. No. and Martin Luther King, Jr. Blvd., Tulsa, Oklahoma.
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 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).]
 - b. 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).]
 - c. 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).]

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. 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).]

b. 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).]

13. New Business

14. Adjournment