

**TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS**

NOTICE OF REGULAR MEETING

Thursday, March 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 March, 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 February 7, 2019 Regular Meeting
 - b. Minutes of February 7, 2019 Executive Session Meeting
 - c. Discussion, consideration and vote to approve a Resolution for the 7th Draw Request in the amount of \$49,245.00 representing 70.40% 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).

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. Monthly update regarding the proposed North Tulsa Tax Increment Finance (TIF) District, Leslie Batchelor, Center for Economic Development Law
 - Discussion regarding Project Plan authorizations and other provisions
 - Discussion regarding proposed boundaries for project area and TIF districts
 - b. Project update regarding Tulsa Art Alley Project, Libby Billings and Kelly Cook
6. General Counsel
 - Pending Litigation Report
7. Discussion, consideration and vote to accept Financial Reports
 - a. January 2019 - Income and Expenditures Report
 - b. Comparative Financial Statements
8. Receive, Discuss and Vote:
 - a. Discussion, consideration and vote to authorize a Resolution approving the substitution of an Irrevocable Letter of Credit from Maple Mark Bank in place of that Letter of Credit previously provided by F&B Bank for American Residential Group (Metro on Brady) project located at 10 East Archer Street, 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 (OMG, LLC) 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 a possible second amendment to the terms and conditions of a loan of TDA unrestricted funds to Mayfield, LLC, to extend the date for commencement of construction by 180 days. [25 O.S. §307(b) (4) and §307(c) (10).]
 - d. Confidential communication with Counsel regarding possible amendment of the Redevelopment Agreement with Peoria Realty Investment, Inc., to revise Project Construction Plans for redevelopment of certain properties on the north side of E. Pine Street and along N. Pine Place, between N. Peoria Avenue, and N. Norfolk Avenue within the Unity Heritage Neighborhood Sector Plan/Greenwood Heritage Neighborhoods Sector Plan. [25 O.S. §307(b) (4) and §307(c) (10).]

- e. Confidential communication with Counsel regarding an Amendment to an existing Redevelopment Agreement revising the terms for a closing and approving the Construction Financial Documentation from GreenArch, LLC for the GreenArch project located on the Southeast Corner of North Greenwood Avenue and East Archer Street, Tulsa, Oklahoma (Block 53), also known as 21 North Greenwood. [25 O.S. §307(b) (4) and §307(c) (10).]
- f. 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 (OMG, LLC) 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. Approval of second amendment to the terms and conditions of a loan of TDA unrestricted funds to Mayfield, LLC, to extend the date for commencement of construction by 180 days. [25 O.S. §307(b) (4) and §307(c) (10).]
- d. Approval of an Amendment of the Redevelopment Agreement with Peoria Realty Investment, Inc. to revise Project Construction Plans for redevelopment of certain properties on the north side of E. Pine Street and along N. Pine Place, between N. Peoria Avenue, and N. Norfolk Avenue within the Unity Heritage Neighborhood Sector Plan/Greenwood Heritage Neighborhoods Sector Plan. [25 O.S. §307(b) (4) and §307(c) (10).]

- e. Approval of an Amendment to an existing Redevelopment Agreement revising the terms for closing and approving the Construction Financial Documentation from GreenArch, LLC for the GreenArch project located on the Southeast Corner of North Greenwood Avenue and East Archer Street, Tulsa, Oklahoma (Block 53), also known as 21 North Greenwood. [25 O.S. §307(b) (4) and §307(c) (10).]
13. Discussion, consideration and vote to authorize a Resolution approving the demolition of existing buildings on 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).]
14. New Business
15. Adjournment