

04/03/2019 8:36 am

MELISSA C. STICE
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS**

NOTICE OF REGULAR MEETING

Thursday, April 4, 2019

9:00 a.m.

**One Technology Center
10th Floor North Conference Room
175 East 2nd Street
Tulsa, Oklahoma 74103**

AMENDED 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 4th day of April, 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 March 7, 2019 Regular Meeting
 - b. Minutes of March 7, 2019 Executive Session Meeting
 - c. Discussion, consideration and vote to approve a Resolution for the 8th Draw Request in the amount of \$30,282.00 representing 76.58% 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. Discussion and consideration to receive comments from TDA Board of Commissioners regarding the Tulsa City Council meeting held on March 27, 2019, concerning the adoption of the Greenwood – Unity Heritage Neighborhoods Sector/Urban Renewal Plan.
6. Staff Reports and Discussion – City of Tulsa (C.O.T.)
 - a. Downtown Housing Revolving Loan Fund, Economic Development, Kian Kamas, Chief of Economic Development
7. Receive, Discuss and Vote:
 - a. Discussion, consideration and vote to approve a Resolution to accept and approve contractor's response to the Notice of Invitation to Bid for landscaping and property maintenance services on TDA-owned property at various locations within the City of Tulsa.
 - b. Discussion, consideration and vote to approve the revised 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 for property located at 325 North Boston Avenue, Tulsa, Oklahoma.
 - c. Discussion, consideration and possible vote to approve demolition 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.

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)(11) 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) (11).]
 - b. Confidential communication with TDA General Counsel regarding terms of Settlement Agreement with Omega Alpha Development, LLC, Carland Group, LLC, Cherokee Meadows, LP and Carland Properties, LLC for settlement of pending litigation in Case No. CJ-2017-04487, District Court of Tulsa County, arising from breach of Contract for Sale of Land for Private Redevelopment of the Cherokee Meadows Senior Housing Addition, located east of Gateway Plaza, Tulsa, Oklahoma. [25 O.S. §307(B) (4) and §307(C) (11).]
 - 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) (11).]
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 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) (11).]

- b. Approval of Settlement Agreement with Omega Alpha Development, LLC, Carland Group, LLC, Cherokee Meadows, LP and Carland Properties, LLC for settlement of pending litigation in Case No. CJ-2017-04487, District Court of Tulsa County, arising from breach of Contract for Sale of Land for Private Redevelopment of the Cherokee Meadows Senior Housing Addition, located east of Gateway Plaza, Tulsa, Oklahoma. [25 O.S. §307(B) (4) and §307(C) (11).]

12. General Counsel

- a. Pending Litigation Report

13. Discussion, consideration and vote to accept Financial Reports

- a. February 2019 - Income and Expenditures Report
- b. Comparative Financial Statements

14. New Business

15. Adjournment