

04/30/2019 3:17 pm

MELISSA C. STICE  
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY  
BOARD OF COMMISSIONERS**

**NOTICE OF REGULAR MEETING**

**Thursday, May 2, 2019**

**9:00 a.m.**

**One Technology Center  
10<sup>th</sup> Floor North Conference Room  
175 East 2<sup>nd</sup> 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, 10<sup>th</sup> Floor, North Conference Room, 175 East 2<sup>nd</sup> Street, Tulsa, Oklahoma 74103, 9:00 a.m., on the 2<sup>nd</sup> day of May, 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 April 4, 2019 Regular Meeting
  - b. Minutes of April 4, 2019 Executive Session Meeting
  - c. Discussion, consideration and vote to approve a Resolution for the 9<sup>th</sup> Draw Request in the amount of \$28,420.00 representing 82.38% 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).

- d. Discussion, consideration and vote to approve a Resolution for the 1<sup>st</sup> Draw Request in the amount of \$77,698.00, representing 50% completion for utility relocation, from Vast (Valley National Bank), for redevelopment of property located on the northwest corner of North Elgin Street and East Archer Street, Tulsa, Oklahoma (PHSD Investments).
  - e. Discussion, consideration and vote to enter into a Contract for Sale of Land for Private Redevelopment between Darrin and Angela Guillory and TDA for the sale of property located at 2020 North Hartford Avenue, Tulsa, Oklahoma, in the amount of \$11,500.00 (Dirty Butter-Heritage Hills Subdivision).
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. Receive, Discuss and Vote:
    - a. Discussion, consideration and vote to approve a Resolution approving the Construction Plans and Building Specifications for TDA-owned property located at 2010 North Hartford Avenue, Tulsa Oklahoma, submitted by Alecia Peel.
    - b. Discussion, consideration and vote to approve an Amendment to an existing Redevelopment Agreement between TDA and Pearl Development, LLC for property located on the southwest corner of South Peoria Avenue and East 6<sup>th</sup> Street South, Tulsa, Oklahoma.
    - c. Discussion, consideration and vote to approve a Resolution authorizing a Streetscaping Project on Main Street between Cameron and Easton Streets, Tulsa, Oklahoma, in the amount of \$1,042,914.00 payable from the Art's District TIF funds (The Art's District).

- d. 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 located as follows:
    - West of North Martin Luther King, Jr. Blvd., south of Independence Street, north of the ODOT right-of-way for HWY I-244 and approximately 145 ft. west of north Main Street (to alley) and approximately 100 ft. west of north Boulder, less and except the Salvation Army property (approximately 31.7 acres).
    - East of North Greenwood Avenue, north of the ODOT right-of-way for HWY I-244, west of the railroad right-of-way, south of the OSU parking lot, less and except the Vernon A.M.E. Church property (approximately 6.3 acres).
  - e. Discussion, consideration and vote to transfer TDA-owned land located at various locations to Langston University. (See Attached Map.)
  - f. Discussion, consideration and vote to approve a Resolution authorizing the Black Wall Street Chamber of Commerce the use of TDA-owned land located East of N. Greenwood Avenue, north of the ODOT right-of-way for I-244, west of the railroad right-of-way, south of the OSU parking lot, less and except the Vernon A.M.E. Church property.
  - g. Discussion, consideration and vote to approve a Resolution approving the selection of candidates to serve on the Citizens Advisory Team (CAT) for the Greenwood-Unity Heritage Neighborhoods Urban Renewal Plan Amendment.
  - h. Discussion, consideration and vote to approve a Resolution releasing a Request for Proposals for a Structural Demolition and Lot Clearance on two TDA owned properties located at 1427 East 8<sup>th</sup> Street (Laura Dester Site) and 727 South Troost (House and Garage).
6. **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. Discussion of an Amendment to the Redevelopment Agreement with Peoria Realty Investment, Inc. to revise the Project Construction Plans for redevelopment of certain properties on the north side of E. Pine Street and along E. Pine Place, between N. Peoria and N. Norfolk Avenues, within the Greenwood-Unity Heritage Neighborhood. [25 O.S. §307(B) (4) and §307(C) (11).]
  - b. Discussion of Annual Performance Review of TDA Executive Director. (Title 25 O. S. Section 307(B)(1).
7. Vote to Return to Open Session
  8. Statement of the Executive Session
  9. Discussion, consideration and vote on items discussed in Executive Session
  10. General Counsel
    - a. Pending Litigation Report
  11. Discussion, consideration and vote to accept Financial Reports
    - a. March 2019 - Income and Expenditures Report
    - b. Comparative Financial Statements
    - c. City of Tulsa Finance Department Invoice
    - d. Budget Amendment
  12. New Business
  13. Adjournment