

06/04/2019 2:56 pm

MELISSA C. STICE
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS**

NOTICE OF REGULAR MEETING

Thursday, June 6, 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 6th day of June, 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 Executive Session
 - b. Minutes of May 2, 2019 Regular Meeting
 - c. Minutes of May 2, 2019 Executive Session Meeting
 - d. Discussion, consideration and vote to approve a Resolution for the 10th Draw Request in the amount of \$51,499.00 representing 92.85% 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 2nd Draw Request in the amount of \$226,186.090, representing 77% completion for utility relocation, from Ross Group Development, LLC and Vast (Valley National Bank), for redevelopment of property located on the northwest corner of North Elgin Street and East Archer Street, Tulsa, Oklahoma (payment assigned to PHSD Investments).

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 to select a Contractor to enter into negotiations with the successful Respondent for terms and costs of landscaping and property maintenance services contract 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).

- b. Discussion, consideration and vote to approve a Resolution approving the Construction Plans and Building Specifications for TDA-owned property located at 570 East Queen Street, Tulsa Oklahoma, submitted by Lelia M. Brown.

- c. Discussion, consideration and vote to transfer TDA-owned land located at various locations to City of Tulsa, Asset Management Department. (See Attached Map.)
 - d. Discussion, consideration and vote to transfer TDA-owned land located at various locations to Tulsa Public Schools for the Emerson Elementary School Expansion. (See Attached Map.)
 - e. Discussion, consideration and vote to enter into negotiations with Davenport Lofts, LLC to the lease and usage of TDA-owned land located north of the Inner Dispersal Loop for temporary construction parking.
 - f. Discussion, consideration and vote to approve a Resolution approving the selection of five (5) additional candidates to serve on the Citizens Advisory Team (CAT) for the Greenwood-Unity Heritage Neighborhoods Urban Renewal Plan Amendment.
 - g. Discussion, consideration and vote to approve a Resolution to approve contents of Term Sheet and to enter into negotiations for a Redevelopment Agreement with Crossover Community Impact for North Tulsa TIF Application No. 2, project area located South of East 36th St. No. and West of North Peoria Avenue, Tulsa, Oklahoma.
 - h. Discussion, consideration and vote to approve a Resolution to review and approve a Forbearance Agreement between TDA and Mayo Hotel and Lofts Limited Partnership for repayment of loan from TDA for redevelopment of property located at 115 West 5th Street, Tulsa, Oklahoma.
6. **Executive Session:** Discussion, consideration and vote to go into Executive Session as authorized by 25 O.S. §307(B)(1) for confidential discussion of employee annual performance review, 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 curative Deed Requirements for 601 North Cheyenne Avenue, Tulsa, Oklahoma, 74106 (Wilkins) (Title 25 O. S. Section 307(B)(1).
 - b. 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).]
 - c. Discussion of Annual Performance Review of TDA Executive Director O.C. Walker. (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. April 2019 - Income and Expenditures Report
 - b. Comparative Financial Statements
 - c. Fiscal Budget 2019-2020
 12. New Business
 13. Adjournment