

07/30/2019 3:31 pm

MELISSA C. STICE
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS**

NOTICE OF REGULAR MEETING

Thursday, August 1, 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 1st day of August, 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 July 11, 2019 Regular Meeting
 - b. Minutes of July 11, 2019 Executive Session Meeting
 - c. Minutes of July 11, 2019 Special Meeting
 - d. Discussion, consideration and vote to approve a Resolution for the 12th Draw Request in the amount of \$9,065.00 representing 97.79% 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. General Counsel
 - a. Pending Litigation Report
6. Quarterly update from Kian Kamas, Chief of Economic Development, City of Tulsa - Office of the Mayor.
7. Discussion, consideration and vote to accept Financial Reports
 - a. June 2019 - Income and Expenditures Report
 - b. Comparative Financial Statements
 - c. Credit Card Report
 - d. Invoice from City of Tulsa, Finance Department
8. Receive, Discuss and Vote:
 - a. Discussion, consideration and vote to approve a Resolution to select a Respondent to enter into negotiations with TDA for an Agreement for a Structural Demolition and Lot Clearance Services on TDA owned property located at 727 South Troost (House and Garage).
9. **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 negotiations pertaining to a Response to a Request for Proposal (RFP) from Josh Kunkel of Method Architecture, on behalf of Kevin Rice of Amenome, LLC, for redevelopment of the Laura Dester Site located at 1427 East 8th Street, Tulsa, Oklahoma. [(Title 25 O. S. Section 307(C)(11)]
- b. Confidential communication with Counsel regarding authorization of negotiations for 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 6th Street South, Tulsa, Oklahoma. [(Title 25 O. S. Section 307(C)(11)]

10. Vote to Return to Open Session

11. Statement of the Executive Session

12. Discussion, consideration and vote on items discussed in Executive Session

13. New Business

14. Adjournment