

07/09/2019 2:55 pm

MELISSA C. STICE
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS**

NOTICE OF REGULAR MEETING

Thursday, July 11, 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 11th day of July, 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 June 6, 2019 Regular Meeting
 - b. Minutes of June 6, 2019 Executive Session Meeting
 - c. Discussion, consideration and vote to approve a Resolution for the 11th Draw Request in the amount of \$14,945.00 representing 95.94% 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 3rd Draw Request in the amount of \$15,324.46, representing 83% 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. General Counsel
 - a. Pending Litigation Report
 6. Discussion, consideration and vote to accept Financial Reports
 - a. May 2019 - Income and Expenditures Report
 - b. Comparative Financial Statements
 7. Receive, Discuss and Vote:
 - a. Discussion, consideration and vote to approve a Resolution terminating a Redevelopment Agreement between TDA and Peoria Realty Investment, Inc. for 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.
 - b. Discussion, consideration and vote to enter into negotiations with Zebra Development to use funds from the North Peoria TIF for egress and ingress to land located East of Peoria Avenue and South of Mohawk Blvd., Tulsa, Oklahoma.
 - c. Discussion, consideration and vote to enter into a Contract with Davenport Lofts for employee parking and construction lay down

space for TDA owned land located between the IDL and West Fairview Street, and between North Main Street and North Boulder Avenue, Tulsa Oklahoma.

- d. 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 two TDA owned properties located at 1427 East 8th Street (Laura Dester Site) and 727 South Troost (House and Garage).
 - e. Discussion, consideration and vote to receive 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.
8. **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 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(B)(1).]
 - b. 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).]

c. Discussion of Annual Performance Review of TDA General Counsel, Jot Hartley. [(Title 25 O. S. Section 307(B)(1).]

9. Vote to Return to Open Session

10. Statement of the Executive Session

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

12. New Business

13. Adjournment