

SPECIAL MEETING MINUTES

Tulsa Development Authority Board of Commissioners Special Meeting

Rudisill Regional Library
1520 N. Hartford
Tulsa, OK 74106
Room – Library Hall

Thursday – July 11, 2019

6:00 p.m.

Present:

Roy Peters Jr., Chairman
Thomas Boxley, Commissioner
Carl Bracy, Commissioner
Nancy Roberts, Commissioner

Absent:

Steve Mitchell, Vice Chairman

O.C. Walker II, Executive Director
Jot Hartley, General Counsel

Also Present:

Zxyrlina Allen
Brenda Alford
Chief Amusan
Ifasay i F. Amusan
Kojo, Asamoa-Caesar
Darrick Bramlett
Irrick Bramlett
Jayvin Broome-Washington
Joyce Brown
Travis Cephus
Arthur Candler
Rev. Andrea Chambers
Tracie Chandler
Rev. Gerald Davis
Debra Dickens
Nick Doctor
Jeareld Edwards
Lamar Guillory

Also Present:

Vanessa Hall-Harper
Rose Hardwick
Crystal Hill
Travis Hulse
Cynthia Jones
Kian Kamas
Terry McGee
Kim MacLeod
Susan Miller
Julie Miner
Chris Mort
Kyra Moses
Nathan Pickard
Mike Reed
Reginald Terry
Rev. Robert Turner
Kandy White
Kristi Williams
Anthony Vice

Also Present:

Jane Malone
Demauri Myers
Nicole Travis
Carol Young

The Special Meeting was called to order at 6:05 p.m. by Chairman Peters.

1. **Roll Call:** Jane Malone called roll: Chairman Peters, Commissioner Boxley, Commissioner Bracy, and Commissioner Roberts were present. Vice Chairman Mitchell was absent. A quorum was present.
2. **Welcome and Purpose, O.C. Walker, TDA Executive Director**
 - i. Purpose: The City of Tulsa and the Tulsa Development Authority (TDA) provided an update on discussions regarding the Greenwood-Unity Heritage Sector Plan amendments and received comments from the Citizens Advisory Team.

3. Vanessa Hall-Harper, District 1, City Councilor, Opening Comments

Councilor Hall-Harper opened with brief comments, thanking the Citizen Advisory Team Members for attending the meeting.

4. Purpose of pressing “pause” on Greenwood-Unity Heritage Sector Plan

- i. **Nick Doctor, Chief of Community Development and Policy**

Nick Doctor spoke about the plans to press “pause” on the Sector Plan. In his words, he communicated the need for TDA and the City of Tulsa to continue focusing on the Master Plan/Kirkpatrick Heights Addition, as well as the Downtown Housing Study before properly implementing the goals and objectives listed in the Greenwood-Unity Heritage Neighborhood Sector plan.

- ii. **Kian Kamas, Chief of Economic Development**

Kian Kamas expressed the need for cooperation from the CAT and everyone playing a huge role in determining how well the Sector Plan is executed. She further stated there are various entities in the City of Tulsa that will contribute, such as the Tulsa Planning Office and Working in Neighborhoods Department (WIN).

5. Where does that leave us now?

- i. **Susan Miller, Director, Tulsa Planning Office – what this means for the Small Area Plan**

Susan Miller provided information regarding the differences in the Sector Plan and the Small Area Plan. She clarified the Sector Plan process and addressed the immediate issues facing the neighborhood and establishing policies for investment and development. The Small Area Plan establishes a resident-based vision for the area and recommends short and long-term implementation measures and action items.

ii. **Demauri Myers, Tulsa Development Authority – what this means for the Sector Plan**

Demauri Myers, TDA Staff Member, provided a power-point presentation to the CAT and explained the goals and proposed outcomes of the Unity Heritage/Greenwood Area Neighborhoods Plan. The goals provide details for the many tasks that can be completed to beautify and preserve the heritage of the neighborhood.

6. Future Actions and opportunities for public engagement

i. **Travis Hulse, Tulsa Planning Office – Housing Study for Downtown and Near Downtown Neighborhoods**

Travis Hulse elaborated on the purpose and the process of the Downtown Housing Study. He explained the need for consultants to observe and record data that will provide insight for the next steps in developing the rest of downtown, before implementation of the Unity-Heritage/Greenwood Sector Plan can begin. He also stated they have a desire to do things differently and are interested in growing the population and stabilizing the City of Tulsa.

ii. **Nick Doctor, Chief of Community Development and Policy – Kirkpatrick Heights/Greenwood Neighborhoods Master Plans**

Nick Doctor provided details regarding the implementation of the Master Plan. The City of Tulsa will request proposals toward the end of July from qualified multi-disciplinary teams for the Master Plan which will govern the subsequent redevelopment of the 28.91-acre site. The Plan will further provide a framework for the development of future public policy pertaining to redevelopment, infrastructure improvements and enhancements, and development of cultural resources in the neighborhood.

7. Receive comments from members of the Citizens Advisory Team (CAT)

Several members of the Citizens Advisory Team (CAT) expressed comments and concerns regarding the Sector Plan and next steps. A few comments and concerns are as follows:

- Would like access to view archived Sector Plans and Statutes. Want the community beautified and look like other healthy communities.
- Lack of communication and transparency.
- Would like to review the original Amended 2016 Sector Plan. Concerned about the language that is being used. Recommends three (3) public meetings to go over original Plan before the amendment.
- Provide them an opportunity to converse amongst themselves. Do they have the authority to have meetings and allow the commissioners to attend, but not lead?
- In order to move forward, we must first acknowledge the missteps, and how we plan on doing things differently.

8. Adjournment

Approved as to legal form and adequacy:



Jot Hartley, Esq., General Counsel

Tulsa Development Authority:

By: 

Roy Peters, Jr., Chairman

[7-17-2019 – Special Meeting Minutes – dm/jm]