

09/03/2019 3:57 pm

MELISSA C. STICE  
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY  
BOARD OF COMMISSIONERS**

**NOTICE OF REGULAR MEETING**

**Thursday, September 5, 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: Nancy Lynn Roberts, Interim Chairwoman  
Roy Peters  
Steve Mitchell  
Carl Bracy  
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 5<sup>th</sup> day of September, 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 August 1, 2019 Regular Meeting
  - b. Minutes of August 1, 2019 Executive Session Meeting
  - c. Discussion, consideration and vote to approve a Resolution for the 13<sup>th</sup> Draw Request in the amount of \$9,849.00 representing 99.80% completion, from 403 Cheyenne, LLC, as assignee of Addax Development, Inc., to receive a loan from Downtown Development and Redevelopment Fund.

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. July 2019 - Income and Expenditures Report
  - b. Comparative Financial Statements
  - c. Credit Card Report
  - d. TIF Report
7. Receive, Discuss and Vote:
  - a. Discussion, consideration and vote to approve a Redevelopment Agreement with Zebra Development, LLC to use funds from the North Peoria TIF for construction of infrastructure improvements to enable egress and ingress to land located East of Peoria Avenue and South of Mohawk Blvd., Tulsa, Oklahoma.
  - b. Discussion, consideration and vote to approve a Resolution authorizing the re-appropriation of funds from Fund No. 712 to provide Tornado Relief assistance to under-served families affected by the March 30, 2016, storm in Tulsa, Oklahoma for property located at 550 East Young Street, Tulsa, Oklahoma.
8. **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. 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 8<sup>th</sup> Street, Tulsa, Oklahoma. [(Title 25 O. S. Section 307(C)(11).]
- b. Confidential communication with Counsel regarding status of negotiations of the terms and conditions of 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).]

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