

10/01/2019 3:11 pm

MELISSA C. STICE
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS**

NOTICE OF REGULAR MEETING

Thursday, October 3, 2019

9:00 a.m.

**One Technology Center
10th Floor North Conference Room
175 East 2nd 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, 10th Floor, North Conference Room, 175 East 2nd Street, Tulsa, Oklahoma 74103, 9:00 a.m., on the 3rd day of October, 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 September 5, 2019 Regular Meeting
 - b. Minutes of September 5, 2019 Executive Session Meeting
 - c. Discussion, consideration and vote to approve a Resolution for the 14th Draw Request in the amount of \$980.00 representing 100% 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. August 2019 - Income and Expenditures Report
 - b. Credit Card Report
7. Receive, Discuss and Vote:
 - a. Discussion, consideration and vote to approve a Resolution to enter into a Contract with Jesse L. Wright and Cheryl V. Wright to purchase TDA owned property located at 2020 North Hartford Avenue, Tulsa, Oklahoma, Dirty Butter - Heritage Hills Extension.
 - b. Discussion, consideration and vote to approve a Resolution approving the transfer of TDA owned land to the City of Tulsa located at 1643 North Greenwood Avenue, Tulsa, Oklahoma.
 - c. Discussion, consideration and vote to approve a Resolution approving Restrictive Language for TDA owned land located north of the Inner Dispersal Loop (IDL), former UCT Land.
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 8th 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).]
 - c. Confidential communication with Counsel regarding pending litigation for property located at 744 East Pine Street, Tulsa, Oklahoma, and recommendation to retain special counsel for TDA. (Case No. CV-2017-1049.) (Rupe Helmer Group/Tulsa 18537, LLC - Dollar General Project.) [25 O.S. §307(b) (4) and §307(c) (10).]
 - d. Confidential communication with Counsel regarding pending litigation filed by Wilkins in Case No. CV-2016-998. [25 O.S. §307(b) (4) and §307(c) (10).]
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