

11/05/2019 3:08 pm

MELISSA C. STICE
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS**

NOTICE OF REGULAR MEETING

Thursday, November 7, 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, Chairwoman
Steve Mitchell, Vice Chairman
Roy Peters
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 7th day of November, 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 October 3, 2019 Regular Meeting
 - b. Minutes of October 3, 2019 Executive Session Meeting
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. City of Tulsa, Mayor's Office of Economic Development, Kian Kamas
 - a. Monthly Update Regarding Community and Economic Development Strategic Planning
 - b. Mayor's Office of Economic Development - Update to TDA
6. City of Tulsa, Mayor's Office of Housing Policy Director, Becky Gligo
 - a. Presentation on the Housing Strategies and Policy
7. General Counsel
 - a. Pending Litigation Report
8. Discussion, consideration and vote to accept Financial Reports
 - a. September 2019 - Income and Expenditures Report
 - b. Credit Card Report
 - c. Financial Department Invoice from July 1, 2019 to September 30, 2019
 - d. TIF District Quarterly Report
 - e. Draft Audit for FY 2018 - 2019
9. Receive, Discuss and Vote:
 - a. Discussion, consideration and vote to approve a Resolution approving the Annual Calendar for 2020.
 - b. Discussion, consideration and vote to approve a Resolution approving amendment of TDA Policies and Procedures – Section 20. Real Estate Sales and Leasing and the TDA Land Disposition Procedures Manual, to insert Restrictive Language for TDA owned

land located north of the Inner Dispersal Loop (IDL), former UCT Land.

- c. Discussion, consideration and vote to terminate a Contract for Private Redevelopment between Shelia B. Thompson and the Tulsa Development Authority for the purchase of property located at 1960 North Hartford Avenue, Tulsa, Oklahoma.
- d. Discussion, consideration and vote to terminate a Contract for Private Redevelopment between Floyd and Kuma Roberts and the Tulsa Development Authority for the purchase of property located at 1980 North Hartford Avenue, Tulsa, Oklahoma.

10. **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 with 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 an amendment to the terms and conditions of an Agreement with Mayfield, LLC for a loan of TDA unrestricted funds in support of the purchase and redevelopment of real property and subsequent redevelopment to support an economic development initiative by

Mayfield, LLC, impacting the development of Downtown Tulsa, Oklahoma. [25 O.S. §307(b) (4) and §307(C) (11).]

- d. Confidential communication with Counsel regarding a possible amendment with FSL2, LLC, also known as Jacob's Lofts (formerly First Street Lofts) of the terms and conditions for a loan of Downtown Housing funds in support of the redevelopment of property located at 301 East 1st Street, Tulsa, Oklahoma. [25 O.S. §307(b) (4) and §307(C) (11).]
- e. 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) (11).]
- f. 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) (11).]

11. Vote to Return to Open Session

12. Statement of the Executive Session

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

14. New Business

15. Adjournment