

**TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS**

NOTICE OF REGULAR MEETING

Thursday, December 5, 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 5th day of December, 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 November 7, 2019 Regular Meeting
 - b. Minutes of November 7, 2019 Executive Session Meeting
 - c. Minutes of November 18, 2019 Special Meeting
 - d. Discussion, consideration and vote to approve a Resolution for the 1st Draw Request in the amount of \$80,867.32 representing 13%

completion, from Hartford Crossing, LLC, 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. City of Tulsa, Mayor's Office of Economic Development, Kian Kamas
 - a. Monthly Update, re: Community and Economic Development Strategic Planning
6. City of Tulsa, Mayor's Office, Spencer Mitchell
 - a. Presentation on Commercial Revitalization Strategy
7. General Counsel
 - a. Pending Litigation Report
8. Discussion, consideration and vote to accept Financial Reports
 - a. October 2019 - Income and Expenditures Report
 - b. Comparative Financial Statements
 - c. Credit Card Report
9. Receive, Discuss and Vote:
 - a. Discussion, consideration and vote to approve a Resolution accepting the Annual Audit for Fiscal Year 2018 - 2019.
 - b. Discussion, consideration and vote to approve a Resolution authorizing relocation of the storm drain on the Southeast corner of North Main Street and West Mathew B. Brady Street, also located on the North side of Fairfield Inn and Suites, 111 North Main Street, Tulsa, Oklahoma, in the amount of \$140,000.00, payable from the Brady Art's District TIF funds (The Art's District).

- c. Discussion, consideration and vote to approve a Resolution amending Resolution No. 6605 to re-appropriate funds from various accounts for the following:

TIF No. II, Central Park in the amount of \$15,124.85 to continue making repairs and upgrades to the traffic circle located on 11th and Elgin;

TIF No. IV, North Peoria TIF in the amount of \$14,719.52 representing the final payment to the construction contractor of installation of Street Lights;

and authorizing the transfer from the unobligated cash balance to current appropriated administration balances to complete the two projects.

- 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 representatives 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 and representatives of Pearl Development, LLC regarding the terms and conditions of the termination of 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(B)(4) and Section 307(C)(11).]

- c. Confidential communication with Counsel and representatives of Mayfield, LLC 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 request for an extension of time to the Redevelopment Agreement for the sale of Lots 70 – 79, Block 1, The Village at Central Park, from the Village at Central Park, LLC to a local entrepreneur. The property is located on the southwest corner of East 6th Street South and South Peoria Avenue, Tulsa, Oklahoma. [25 O.S. §307(B) (4) and Section 307(C)(11).]
- e. Confidential communication with Counsel regarding pending litigation for property located at 744 East Pine Street, Tulsa, Oklahoma, and recommendation from TDA General Counsel for TDA to retain Special Counsel to assist in the defense of TDA. (Case No. CV-2017-1049, Vanessa Hall-Harper, et al., v. TDA.) (Rupe Helmer Group/Tulsa 18537, LLC - Dollar General Project.) [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