

02/04/2020 4:14 pm

MELISSA C. STICE  
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY  
BOARD OF COMMISSIONERS**

**NOTICE OF REGULAR MEETING**

**Thursday, February 6, 2020**

**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, Chairwoman  
Steve Mitchell, Vice Chairman  
Carl Bracy  
Thomas Boxley  
Ashley Philippsen  
Jot Hartley, General Counsel

CC: Kian Kamas  
Cheryl Black  
Linn Cain

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 6<sup>th</sup> day of February, 2020, for consideration of the following:

1. Roll Call
2. Request to remove item(s) from the Consent Agenda
3. Consideration of Consent, Routine, Repetitive Items for discussion, consideration and vote to approve:
  - a. Minutes of January 9, 2020 Regular Meeting
  - b. Minutes of January 9, 2020 Executive Session Meeting
  - c. Discussion, consideration and vote to approve a Resolution for the 4<sup>th</sup> Draw Request in the amount of \$50,503.31, representing 83%

completion for utility relocation, from Ross Group Development, LLC and Vast (Valley National Bank), for redevelopment of property located on the northwest corner of North Elgin Street and East Archer Street, Tulsa, Oklahoma (payment assigned to PHSD Investments).

4. Consideration of Item(s) Removed from Consent Agenda (Separate vote on each item)
5. Chairwoman and Staff Monthly Reports
  - a. Discussion, consideration and vote to accept Chairwoman and Staff Monthly Reports
6. City of Tulsa, Mayor's Office of Economic Development, Kian Kamas
  - a. Mayor's Office of Economic Development - Update to TDA
7. General Counsel
  - a. Pending Litigation Report
8. Discussion, consideration and vote to accept Financial Reports
  - a. December 2019 - Income and Expenditures Report
  - b. Comparative Financial Report
  - c. TIF Reports
  - d. Credit Card Report
  - e. City of Tulsa Invoice
9. Receive, Discuss and Vote:
  - a. Discussion, consideration and vote to approve a Resolution approving the request for permission to install Tulsa Bike Share Bike Racks on TDA-owned property located in the Kendall-Whittier Neighborhood on the corner of East Admiral Boulevard and South Lewis Avenue.
  - b. Discussion, consideration and vote to approve a Resolution approving the Black Wall Street Mural as a component of the construction plans for the Vast Bank Building (Block 44, City of Tulsa), with the condition of the ability of TDA to secure a proper

location for the Darven Brown Commemorative Bust or Plaque with the Stadium Trust or owner of another suitable location.

- c. Discussion, consideration and vote to retain Special Counsel for the purpose of preparing and presenting training materials to the Board and Staff as directed by the Chairwoman, including but not limited to the Open Records Act, Open Meeting Act, Confidentiality, Conflict of Interest and Eminent Domain.
- d. Discussion, consideration and vote to approve a Request from Bobby Eaton, Jr., regarding the Interim Use of the former Morton Hospital Site located at 605 East Pine Street, Tulsa, Oklahoma.
- e. Discussion, consideration and vote to approve a Resolution approving a request by Stephon & Anita Chappell to cancel the previous sale of TDA-owned property located at 2127 North Peoria Avenue and initiate the sale of the two lots located at 217 & 221 East Queen Street, Tulsa, Oklahoma, subject to retention of deposits and appropriate costs by TDA.

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 a potential claim resulting from Complete Household Services accident occurring February 3, 2020 on TDA-owned land located North of the IDL. [(Title 25 O.S. Section 307(B)(4).]
- b. Confidential communication with Counsel regarding negotiations with representatives of Amenome, LLC, and discussion of requested revisions to drafts of Contract for Sale of Land for Private Redevelopment with TDA and Lease of Real Property with City of Tulsa 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).]

- c. Confidential communication with Counsel regarding status of negotiations for the terms and conditions of a settlement agreement for 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 6<sup>th</sup> Street South, Tulsa, Oklahoma. [(Title 25 O. S. Section 307(C)(11).]
- d. Confidential communication at the request of representatives of Tulsa Economic Development Corporation (TEDC) regarding a request for assistance from North Peoria TIF to provide funding assistance, consistent with the Project Plan, for an economic development project. [(Title 25 O.S. Section 307(C)(11).]
- e. Confidential communication with Special Counsel, Robert Sartin, Esq., regarding a pending claim or grievance by a TDA employee, and the ongoing investigation and response thereto. [(Title 25 O.S. Section 307(C)(1) and Title 25 O.S. Section 307(B)(4).]
- f. Confidential communication with Special Counsel and TDA General Counsel regarding execution of confidentiality and conflict of interest statements by TDA employees and TDA Commissioners for the prevention of claims. [(Title 25 O.S. Section 307 (B)(4).]
- g. Confidential communications with Counsel regarding request by Michael Smith with Pine Place Development for Amendment of Contract for Sale of Land for Private Redevelopment to extend time for satisfaction of contract requirements for redevelopment of former Morton Hospital site located at 605 East Pine Street, Tulsa, Oklahoma. [(Title 25 O.S. Section 307 (C)(11).]

11. Vote to Return to Open Session

12. Statement of Executive Session

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

- a. Complete Household Services – Possible vote for response from the Chairwoman and General Counsel to possible claim resulting

from accident on February 3, 2020.

- b. Amenome, LLC – Approve requested revisions to Contract for Sale of Land for Private Redevelopment with TDA and Lease of Real Property from the City of Tulsa.
- c. Pearl Development, LLC – Settlement Agreement for Termination of Contract for Sale of Land for Private Redevelopment.
- d. TEDC – Project OASIS – Authorize negotiations with TEDC for use of North Peoria TIF funds for financial assistance to Project Oasis.
- e. Special Counsel - Investigation of claim or grievance by a TDA employee.
- f. (1) Special Counsel - Execution of Confidentiality and Conflict of Interest Statement -- TDA Employees.  
  
(2) General Counsel – Execution of Confidentiality and Conflict of Interest Statement – TDA Commissioners.
- g. Approve request by Michael Smith with Pine Place Development for Amendment of Contract for Sale of Land for Private Redevelopment to extend time for satisfaction of contract requirements for redevelopment of former Morton Hospital site located at 605 East Pine Street, Tulsa, Oklahoma.

14. New Business

15. Adjournment