

03/03/2020 4:31 pm

MELISSA C. STICE
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS**

NOTICE OF REGULAR MEETING

Thursday, March 5, 2020

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
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, 10th Floor, North Conference Room, 175 East 2nd Street, Tulsa, Oklahoma 74103, 9:00 a.m., on the 5th day of March, 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 February 6, 2020 Regular Meeting
 - b. Minutes of February 6, 2020 Executive Session Meeting
 - c. Discussion, consideration and vote to approve a Resolution for the 2nd Draw Request in the amount of \$26,932.68 representing an

additional 22% completion, from Hartford Crossing, LLC, to receive a loan from Downtown Development and Redevelopment Fund.

- d. Discussion, consideration and vote to approve a Resolution approving a Contract for the Sale of Land for Private Redevelopment with Stephon Chappell and Anita Chappell, for TDA-owned property located at 217-221 E. Queen Street, Tulsa, Oklahoma.
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. Tulsa Housing Authority, VP of Strategic Planning & Intergovernmental Affairs, Jeff Hall
 - a. Envision Comanche – Final Plan Presentation & Updates
 8. General Counsel
 - a. Pending Litigation Report
 9. Discussion, consideration and vote to accept Financial Reports
 - a. January 2020 - Income and Expenditures Report
 - b. Credit Card Report
 10. Receive, Discuss and Vote:
 - a. Discussion, consideration and vote to approve a Resolution approving the Construction Plans and Building Specifications for property located at 1960 North Hartford Avenue, Tulsa Oklahoma,

submitted by Leroy Alfred, pursuant to Contract for Sale of Land for Private Redevelopment executed on or about January 9th, 2020.

- b. Discussion, consideration and vote to approve a Resolution approving the financial request from the City of Tulsa, Asset Management Department regarding a building located on the Northeast corner of Peoria and East 11th Street, known as “The Wrench.” The City of Tulsa is requesting that TDA provide an amount not to exceed \$200,000.00 towards the facility’s rehabilitation.
 - c. Discussion, communication with General Counsel regarding a concern filed on behalf of the Village Homeowners Association member Nantelle Kemp.
 - d. Discussion, consideration and vote to approve a Resolution approving the expense of demolition for buildings and improvements located at 2012 N. Maplewood Avenue.
 - e. Special Training Meeting - Schedule a Special Meeting in early April re: training for all Commissioners on the following topics: Open Records, Open Meeting.
 - f. Annual Policy Requirements - Handout of Confidentiality and conflict of Interest policies and statements for review/completion/execution by all Commissioners on or before 3/1/2020.
11. **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 General Counsel regarding potential claims and coverage provided by proposed Vacant Building Insurance Policy Quote. [25 O.S. §307(C)(11).]
- b. Confidential communication with General Counsel regarding the amount, terms and conditions of a potential Financial Assistance Agreement to be negotiated with Tulsa Economic Development Corporation (TEDC) to provide funding from the North Peoria TIF for Project Oasis. [25 O.S. §307(C)(11).]
- c. Confidential communication with General Counsel regarding requested Sixth Amendment of Redevelopment Agreement with MORTON'S RESERVE PROPERTIES, LLC (Pine Place Development, LLC/Old Morton Building) for additional extension of time to satisfy contract requirements. [25 O.S. §307(C)(11).]
- f. Confidential communication with General Counsel regarding a request for amendment of Contract for Sale of Land for Private Redevelopment with One Place SE, LLC to grant an extension of time to satisfy contract requirements and complete construction of project located in Lot 5 and the South Half of Lot 6 and the West Half of the vacated alley adjacent thereto, Block 102, City of Tulsa. [25 O.S. §307(C)(11).]
- g. Confidential communication with General Counsel regarding terms and conditions of a Term Sheet for financial assistance to Alfresco Group, LLC development located in Sections 23 and 24, Township 20 North, Range 12 East of the Indian Meridian, Tulsa County, Oklahoma from proposed Tax Increment District Fund. [25 O.S. §307(C)(11).]
- h. Confidential communication with General Counsel regarding status of the pending investigation into the accident occurring on TDA property located on TDA owned property located north of East Easton Street and west of North Boston Avenue resulting in the death of an employee of TDA approved contractor, Complete Household Services, LLC on February 3, 2020. [25 O.S. §307(C)(11).]
- i. Confidential communication with Special Counsel, Robert Sartin, Esq., regarding a pending claim or grievance by a TDA employee, and the ongoing investigation regarding Executive Director O. C. Walker, II and response thereto. [(Title 25 O.S. Section 307(C)(1) and Title 25 O.S. Section 307(B)(4).]

12. Vote to Return to Open Session

13. Statement of Executive Session

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

- a. Discussion, consideration and possible vote to approve Vacant Building Insurance Policy Quote.
- b. Discussion, consideration and vote to approve a Resolution specifying the amount of funding available (consistent with the Project Plan) from North Peoria TIF to provide financial assistance to Tulsa Economic Development Corporation (TEDC) for its Project Oasis and approval to conduct negotiations with TEDC for A Financial Assistance Agreement.
- c. Discussion, consideration and possible vote regarding redeveloper's requested Sixth Amendment of Redevelopment Agreement with MORTON'S RESERVE PROPERTIES, LLC (Pine Place Development, LLC/Old Morton Building) for additional extension of time to satisfy contract requirements.
- d. Discussion, consideration and possible vote regarding a request for amendment of Contract for Sale of Land for Private Redevelopment with One Place SE, LLC to grant an extension of time to satisfy contract requirements and complete construction of project located in Lot 5 and the South Half of Lot 6 and the West Half of the vacated alley adjacent thereto, Block 102, City of Tulsa.
- e. Discussion, consideration and possible vote to approve revised terms and conditions of a Term Sheet for financial assistance to Alfresco Group, LLC development from proposed Tax Increment District Fund for property located in Sections 23 and 24, Township 20 North, Range 12 East of the Indian Meridian, Tulsa County, Oklahoma.

15. New Business

16. Adjournment