REGULAR MINUTES
Tulsa Development Authority Board of Commissioners
Regular Meeting

One Technology Center
175 East 2nd Street
Tulsa, OK 74103
10th Floor North Conference Room
Thursday – January 10, 2013
8:30 a.m.

Present:
Julius Pegues, Chairman
Carl Bracy, Commissioner
John Clayman, Commissioner
Roy Peters, Commissioner
O.C. Walker II, Executive Director
Jot Hartley, General Counsel

Absent:
Paula Bryant-Ellis, Vice Chairman

Also Present:
Roger Acebo
Bryan Bickle
Clay Bird
Stephen Carr
Jim Coles
Mike Dickerson
Pat Fox
Steve Ganzkow
Larry Hovell
Yvonne Hovell
Norman Kildow
Steve Larry
Ray Meldrum
Lottie Nealy
John Snyder
Kathleen Watson
Dennis Whitaker
Jane Malone
Robin Watkins
Carol Young

The regular meeting was called to order at 8:30 a.m. by Chairman Pegues. Reports and supporting documentation were distributed for this meeting and will be incorporated by reference to these minutes and filed with the meeting packet.

1. Roll Call: A quorum was established.

2. Routine, Repetitive Items for Action:
   a. Minutes of December 6, 2012 Work Study Meeting
   b. Minutes of December 6, 2012 Work Study, Executive Session
   c. Minutes of December 13, 2012 Regular Meeting
   d. Minutes of December 13, 2012 Regular Meeting, Executive Session
Commissioner Bracy moved to approve the minutes, Agenda Items 2. a, b., c., d., seconded by Commissioner Clayman. The vote was recorded as follows:

Ayes: Pegues, Bracy, Clayman and Peters
Nays: None

The motion passed unanimously.


Commissioner Peters moved to approve Resolution No. 5811, approving Tulsa Development Authority Financial Report for November 2012, Program Income Report for Fund No. 3112, 3117, 3120, 5539 and 5540, and the Comparative Financial Statements. Commissioner Bracy seconded the motion. The vote was recorded as follows:

Ayes: Pegues, Bracy, Clayman and Peters
Nays: None

The motion passed unanimously.

3. Receive:

a. Executive Director’s Monthly Report: Executive Director Walker highlighted the following items:

- Lansing Centre:
  - Roof is complete
  - Parking Lot
    There is also a need for parking lot repair/maintenance – this item will be on the February agenda
  - Market Rent Analysis is ongoing

- TDA Mowing Contract
  - Tulsa Development Authority’s contract with Complete Household Services for three (3) one (1) year term(s) commenced in 2009. Executive Director Walker recommends extending the contract for another three (3) one (1) year term(s). Chairman Pegues will discuss with Counsel Hartley and Executive Director Walker prior to bringing to the Board for approval.
3104 Homes Project

- Tulsa Development Authority has an inventory of nine (9) single family dwellings.
- Successful candidates will be eligible for a $35,000 forgivable loan through the W.I.N. program to cover the cost of rehabilitating the properties, to bring the properties up to date for "safe and sanitary housing".

National Association of Housing and Redevelopment Officials, Legislative Conference (NAHRO)

- Approval was requested for Commissioner Bracy and Executive Director Walker to attend the conference in Washington, DC on March 16-20, 2013.

Attended Riverbend Gardens ribbon cutting

- Met OHFA officials

NOTE: Brian Barber (Tulsa World Reporter) passed.

Acknowledgement: Executive Director Walker is serving on the Tulsa Public Schools Bond Committee.

Commissioner Bracy moved to accept the Executive Director’s Monthly Report and Commissioner Clayman seconded the motion. The vote was recorded as follows:

Ayes: Pegues, Bracy, Clayman and Peters
Nays: None

The motion passed unanimously.

4. Receive, Discuss and Vote:

a. Discussion, consideration and vote to approve a Resolution to allow the Brady Arts District TIF Grant Application #5 from George Kaiser Family Foundation, on property bounded by North Martin Luther King, Jr. Blvd. (formerly North Cincinnati Avenue), North Boston Avenue, East Cameron Street and East Brady Street, as a Guthrie Green Park in the Brady Arts District, Tulsa, Oklahoma: After discussion, Commissioner Peters moved to approve Resolution No. 5812 authorizing expenditure of Funds from Tax Increment District No. 1 (a/k/a Brady Village TIF), Grant Application #5, to the George Kaiser Family
Foundation, for property within the boundaries of the Brady Village TIF – not to exceed $300,000. Commissioner Bracy seconded the motion. The vote was recorded as follows:

Ayes: Pegues, Bracy, and Peters
Nays: None
Abstain: Clayman

The motion passed.

b. Discussion, consideration and vote to adopt City of Tulsa, Park Rules for TDA owned property located north of Archer Street, between Main Street and Boulder Avenue, a/k/a Legacy Place (vest pocket park), Tulsa, Oklahoma: Executive Director Walker gave an update of the necessity of posting park rules for Legacy Park. In addition, Mr. Walker provided a letter from Lisa Brandes, Chairman of the Tulsa Downtown Coordinating Council, endorsing and supporting the adoption of park rules for Legacy Park at Archer and Main Street. After discussion, Commissioner Bracy moved to approve Resolution No. 5813 adopting City of Tulsa Standard Park Rules and Park Sign Rules for use in the supervision of Legacy Place Property – North of Archer Street, between Main Street and Boulder Avenue. Commissioner Peters seconded the motion. The vote was recorded as follows:

Ayes: Pegues, Bracy, Clayman and Peters
Nays: None

The motion passed unanimously.

c. Discussion, consideration and vote to approve a Redevelopment Agreement and Schematic Drawings with Hartford Commons, LLC for TDA owned property located on the southeast corner of Greenwood Avenue and 2nd Street, a/k/a Hartford Commons, Tulsa, Oklahoma: Chairman Pegues stated this item is stricken from the agenda, at the request of the Developer. Mr. Steve Ganzkow was present to answer questions.

d. Discussion, consideration and vote to approve Construction Drawings and Specifications from Urban8, for TDA owned property located north of East 3rd Street, between Kenosha Street and Greenwood Avenue, Tulsa, Oklahoma: Ms. Yvonne Hovell was present to answer questions from the Board. Mr. Steve Carr, City of Tulsa Planning Department, spoke in support of this project. Commissioner Peters requested clarification regarding “Prototype”. Mrs. Hovell explained the rationale for “Prototype” supported by the City of Tulsa. Counsel Hartley commented: The Contract states the project will start and complete 8 units
and the redeveloper will meet all contractual obligations. Chairman Pegues stated all funding is in place for this project. Mr. Pat Fox informed the Board of a correction. The Contract should not read “Urban8, LLC”. The printed agenda should read “Tulsa Urban Development Group (TUDG)”. After discussion, Commissioner Clayman moved to approve Resolution No. 5814, approving construction drawings and Specifications submitted by Tulsa Urban Development Group, LLC, d/b/a Urban8 – for the northeast corner of East 3rd Street and South Greenwood Ave. Commissioner Bracy seconded the motion. The vote was recorded as follows:

Ayes: Pegues, Bracy, Clayman and Peters
Nays: None

The motion passed unanimously.

5. Executive Session: Discussion, consideration and vote to go into Executive Session as authorized by 25 O.S. §307(b)(4) and 307(c)(10) for the purpose of confidential communication with counsel regarding potential claims and/or matters for Economic Development initiatives:

Commissioner Clayman moved to go into Executive Session, seconded by Commissioner Bracy. The vote was recorded as follows:

Ayes: Pegues, Bracy, Clayman and Peters
Nays: None

The motion passed unanimously.

6. Vote to return to open session.

Commissioner Clayman moved to return to Open Session, seconded by Commissioner Peters. The vote was recorded as follows:

Ayes: Pegues, Bracy, Clayman and Peters
Nays: None

The motion passed unanimously.

7. Statement of Executive Session: During Executive Session, all Commissioners of the Authority who were present for this meeting were present for the Executive Session. The Authority maintained a quorum. During the Executive Session, the items on the published Agenda were the only items discussed. No votes were taken during the session. This will constitute the minutes of the Executive Session.
8. Discussion, consideration and vote on items discussed in Executive Session:

a. After discussion, Commissioner Peters moved to approve Resolution No. 5815 authorizing a 120 day extension to submit Construction Financial Documentation pursuant to a Redevelopment Agreement between Tulsa Urban Development Group, LLC, d/b/a Urban8 – on the northeast corner of East 3rd Street and South Greenwood Ave., seconded by Commissioner Bracy. The vote was recorded as follows:

   Ayes: Pegues, Bracy, Clayman and Peters
   Nays: None

The motion passed unanimously.

b. After discussion, Commissioner Clayman moved to approve Resolution No. 5816 authorizing execution of a Special Warranty Deed from Tulsa Development Authority (TDA) to Tulsa Economic Development Corporation (TEDC) for the Shoppes on Peoria site, seconded by Commissioner Bracy. The vote was recorded as follows:

   Ayes: Pegues, Bracy, Clayman and Peters
   Nays: None

The motion passed unanimously.

9. New Business:

   • Commissioner Peters gave an update on the Bill White Property transaction.
   • Commissioner Bracy expressed the February 21st date for the Tulsa Development Authority Strategic Plan conflicts with his schedule and requested another date be selected. Executive Director Walker will select a new date and report to the Board.
   • Chairman Pegues distributed a packet of materials showing the Tulsa Development Authority projects worked on during 2012 and compiled by Mr. Ray Meldrum.
   • Executive Director Walker announced that Mr. John Snyder extended an invitation to tour “Former City Hall” on Friday, January 11th at 3:00 p.m.

10. Adjournment: The meeting adjourned 9:49 a.m.

Commissioner Clayman moved to adjourn, seconded by Commissioner Peters. The vote was recorded as follows:
Ayes: Pegues, Braey, Clayman and Peters
Nays: None

The motion passed unanimously.

Tulsa Development Authority Approved as to legal form and adequacy:

Julius Pegues, Chairman

Joy Hartley, Esq., General Counsel

[1-10-2013 – Regular Meeting Minutes - (rw-jm-ar)]