TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS

NOTICE OF REGULAR MEETING

Thursday, January 5, 2017
9:00 A.M.
One Technology Center
10th Floor North Conference Room
175 East 2nd Street
Tulsa, Oklahoma 74103

AGENDA

TO: Roy Peters, Chairman
Steve Mitchell, Vice Chairman
Julius Pegues
Carl Bracy
Nancy Roberts
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 January 5, 2017 for the purpose of considering the following:

1. Roll Call

2. Routine, Repetitive Items for discussion, consideration and vote to approve:
   a. Minutes of December 1, 2016 Regular Meeting
   b. Minutes of December 1, 2016 Regular Executive Session Meeting

3. Executive Director’s Monthly Report
4. Staff Reports and Discussion – City of Tulsa (C.O.T.)
   a. Leon Davis  COT Disposition  Report Received
      i. Discussion, consideration and vote to approve a Resolution authorizing a Special Project Agreement with the City of Tulsa for TDA to negotiate a Redevelopment Agreement for the sale and redevelopment of the Morton Building located at 660 East Pine Street, Tulsa, Oklahoma.
   
   b. Mike Thedford  TIF Report Updates  Report Received
   
   c. Derek Gates  North Peoria TIF Update  Report Received
      i. Discussion, consideration and vote to approve a Resolution accepting the Contract Documents from D.W. Gates Engineering for the North Peoria TIF District – North Peoria Street Lighting project.
   
   d. Brant Pitchford  WIN’s Department  Report Received
   
   e. Roger Acebo  Elm Creek/6th Street Drainage Detention and Conveyance Plan  Report Received
   
   f. Theron Warlick  Elm Creek/6th Street  Report Received

5. General Counsel
   a. Pending Litigation Report

6. Discussion, consideration and vote to accept Financial Reports
   
   b. Comparative Financial Statements

7. Receive, Discuss and Vote:
   a. Discussion, consideration and vote to approve a Resolution authorizing Draw Request No. 1 from Tulsa Boxyard, LLC in accordance with the terms and conditions of the Downtown Development Redevelopment Fund Committee for property located on the Southeast corner of East 3rd Street South and South Frankfort Avenue, Tulsa, Oklahoma.
b. Discussion, consideration and vote to approve a Resolution authorizing Draw Request No. 9 from The Meridia, LLC in accordance with the terms and conditions of the Downtown Development Redevelopment Fund Committee for property located at 522 South Boston Avenue, Tulsa, Oklahoma.

c. Discussion, consideration and vote to approve a Resolution authorizing Draw Request No. 13 from TDL NOW, LLC in accordance with the terms and conditions of the Downtown Development and Redevelopment Fund for the YMCA Lofts Project, located at 515 S. Denver Avenue, Tulsa, Oklahoma.

d. Discussion, consideration and vote to enter into negotiations with Unity Tree Gardens for the lease of TDA property for an Urban Community Garden located at 717 South St. Louis Avenue - Pearl District Location, Tulsa, Oklahoma.

e. Discussion, consideration and vote to enter into negotiations with The Institute for Developing Communities for the lease of TDA property for an Urban Community Garden located on the Southwest corner of North Greenwood Avenue and East Queen Street, Tulsa, Oklahoma.

f. Discussion, consideration and vote to approve an amendment to the Offer of Purchase by Michael Jackson for the sale of 1310 North Olympia Avenue, Tulsa, Oklahoma.

g. Discussion, consideration and vote to approve a Resolution requesting approval for the donation of a parcel of land owned by TDA located on the Northeast corner of East 1st Street and South Lewis Avenue, Tulsa, Oklahoma, to the Tulsa City - County Library.

h. Discussion, consideration and vote to enter into a Redevelopment Agreement with Capital Homes, LLC for the redevelopment of TDA property located on East Latimer Street, between North Boston Avenue and North Main Street, Tulsa, Oklahoma.

i. Discussion, consideration and vote approving a Resolution authorizing entering into a Redevelopment Agreement with Rupe Helmer Group Inc., for the sale and redevelopment of TDA land located at 750 East Pine Street, Tulsa, Oklahoma.
j. Discussion and consideration to select a respondent for the Request for Proposals (RFP) for Installation of Sculptures and Associated Improvements located in and upon the Vest Pocket Park located on East Archer Street, between North Main Street and North Boulder Avenue, Tulsa, Oklahoma, and approve expenditure of Brady District TIF funds.

   i. Wollard Solutions, LLC
   ii. 2G Creative, LLC

k. Discussion and consideration to receive responses from the Request for Proposals (RFP) for TDA owned property located on the Northwest corner of East Archer Street and North Elgin Avenue, Tulsa, Oklahoma, commonly referred to as Block 44.

   i. The Ross Group
   ii. Pine Place Development, LLC

l. Discussion, consideration and vote to approve a Resolution authorizing the conveyance of land for the proposed Family Dollar store located at 1553 North Peoria Avenue Tulsa, Oklahoma, by Antonio Perez and Eugenia Perez to Triple C Development, LLC, to be devoted only to, and in accordance with, the uses specified in the Urban Renewal Plan/Unity Heritage Neighborhoods Plan,

m. Discussion, consideration and vote to allow North Peoria TIF funds to be used for public infrastructure improvements to the proposed Family Dollar Store located at 1553 North Peoria Avenue, Tulsa, Oklahoma.

n. Discussion, consideration and vote to amend an existing Redevelopment Agreement with Pearl Development for property located south of the Southwest corner of South Peoria and East 6th Street, Tulsa, Oklahoma.

8. 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)(10) 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 the
Redevelopment of TDA land located on the Northwest corner of
North Elgin Avenue and East Archer Street, Tulsa, Oklahoma
(Block 44). [25 O.S. §307(b) (4) and §307(c) (10).]

b. Confidential communication with Counsel regarding a letter from
The Flats on Archer, LLC dated November 28, 2016 regarding a
redevelopment project located at 110 North Boston Avenue, Tulsa,
Oklahoma. [25 O.S. §307(b) (4) and §307(c) (10).]

c. Confidential communication with Counsel regarding the status
update on the GreenArch project located on the Southeast Corner
of North Greenwood Avenue and East Archer Street, Tulsa,
Oklahoma (Block 53, Original Township). [25 O.S. §307(b) (4)
and §307(c) (10).]

d. Confidential communication with Counsel regarding the status of
arbitration of Redeveloper’s objection to termination of the
Contract for Sale of Land for Private Redevelopment dated April
13, 2013, as amended, between William (Will) Wilkins, Cecilia
Wilkins, Novus Homes, LLC and W3 Development, LLC,
(Redeveloper) and the Tulsa Development Authority. [25 O.S.
§307(b) (4) and §307(c) (10).]

9. Vote to Return to Open Session

10. Statement of the Executive Session

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

12. New Business

13. Adjournment