TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS

NOTICE OF REGULAR MEETING

Thursday, April 6, 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 6th day of April, 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 March 2, 2017 Regular Meeting
   b. Minutes of March 2, 2017 Regular Executive Session Meeting

3. Executive Director’s Monthly Report
4. Tulsa County Housing Study
   David Puckett, Senior Vice President
   JLL Valuation and Advisory Services

5. Staff Reports and Discussion – City of Tulsa (C.O.T.)
   a. Mike Thedford TIF Report Updates Report Received
   b. Derek Gates North Peoria TIF Update Report Received
      i. Discussion, consideration and vote to approve a Resolution to
         select and enter into negotiations with a Street Lighting
         Contractor for North Peoria Avenue, between East Pine Street
         and East Apache Street, Tulsa, Oklahoma.
   c. Roger Acebo Elm Creek/6th Street Drainage Detention and
      Conveyance Plan Report Received

6. General Counsel
   a. Pending Litigation Report

7. Discussion, consideration and vote to accept Financial Reports
   a. February 2017 - Income and Expenditures Report
   b. Comparative Financial Statements
   c. City of Tulsa Invoice

8. Receive, Discuss and Vote:
   a. Discussion, consideration and vote to approve a Resolution
      authorizing Draw Request No. 11 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.
   b. Discussion, consideration and vote to release a Request for
      Proposals for property bounded by East 7th Street South to East
      8th Street South, between South Quincy Avenue and South
      Rockford Avenue, Tulsa, Oklahoma, former Laura Dester Site.
c. Discussion, consideration and vote to enter into a Redevelopment Agreement between Pine Place Development and TDA for the former Morton Hospital site located at 605 East Pine Street, Tulsa, Oklahoma.

d. Discussion, consideration and vote to expand the boundaries of the North Peoria TIF District No. 4 to include an additional 5.342 acres (1.04%) to increase the size from 507.52 acres to 512.862 acres, to include the former Morton Hospital site.

e. Discussion, consideration and vote to approve a Resolution of Support for a Tax Abatement from TDA for the First Place, LLC, project located at 410 South Boston Avenue (Tulsa Place Garage)

9. 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 an existing Redevelopment with CORE Associates, LLC for the Redevelopment of Fire Station No. 1, located at 411 South Frankfort Avenue, Tulsa, Oklahoma. [25 O.S. §307(b) (4) and §307(c) (10).]

b. 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).]

c. Confidential communication with Counsel regarding the status of the Redevelopment Agreement dated June 30, 1986 between the University Center at Tulsa and the Tulsa Development Authority. [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).]

10. Vote to Return to Open Session

11. Statement of the Executive Session

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

13. New Business

14. Adjournment