TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS

NOTICE OF REGULAR MEETING

Thursday, April 7, 2016
8:30 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, 8:30 a.m., on the 7th day of April, 2016 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 3, 2016 Regular Meeting
   b. Minutes of March 3, 2016 Executive Session Meeting
3. Executive Director’s Monthly Report
4. Staff Reports and Discussion – City of Tulsa (C.O.T.)
   a. Mike Thedford
   b. Derek Gates
   c. Roger Acebo

TIF Report Updates                   Report Received
North Peoria TIF Update             Report Received
Elm Creek/6th Street Drainage Detention and Conveyance Plan Report Received
5. General Counsel
   a. Pending Litigation Report

6. Discussion, consideration and vote to accept Financial Reports
   a. February 2016 - Income and Expenditures Report
   b. Comparative Financial Statements

7. Receive, Discuss and Vote:
   a. Discussion, consideration and vote to approve a Resolution authorizing entering into negotiations with Evermore Services, LLC to draft the TDA Operational Plan in accordance with the TDA Strategic Plan.

   b. Discussion, consideration and vote to enter into negotiations with Bill White for the purchase of TDA property for a community garden located South of East Virgin Street, between North Iroquois Avenue and the Osage Prairie Trail, Tulsa, Oklahoma.

   c. Discussion, consideration and vote to approve a Resolution for termination of a Redevelopment Agreement between Lamont Hawkins and TDA for the sale and redevelopment TDA property located at 1980 North Hartford Avenue, Tulsa, Oklahoma (Dirty Butter – Heritage Hills Subdivision) and to authorize return of Good Faith Deposit or declare a forfeiture of Good Faith Deposit.

   d. Discussion, consideration and vote to approve a Resolution for termination of Offers to Purchase between Michael Smith and TDA for the sale and redevelopment of TDA properties located at 1960 and 2020 North Hartford Avenue, Tulsa, Oklahoma (Dirty Butter – Heritage Hills Subdivision).

   e. Discussion, consideration and vote to approve a Resolution authorizing the issuance of a Request for Proposals (RFP) for Qualified Developers to construct and develop TDA property located at East Virgin Street, between North Lansing Avenue and the Osage Prairie Trail, Tulsa, Oklahoma (Ogans Circle Subdivision).

   f. Discussion, consideration and vote to authorize a Resolution approving a request from the University Center at Tulsa (UCT) to allow Tulsa Public Schools to lease, occupy and utilize a portion of UCT owned real estate, located at 909 North Boston Avenue, Tulsa, Oklahoma, for expansion of Emerson Elementary School.
g. Discussion, consideration and vote to approve a Resolution authorizing the First Draw Request 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.

h. Discussion, consideration and vote to approve a Resolution authorizing the Sixth Draw Request from TDL, NOW, LLC for the YMCA project located at 515 South Denver Avenue, Tulsa, Oklahoma.

i. Discussion, consideration and vote to determine planned construction for redevelopment of Tulsa Fire Station No. 1 to be nominal and authorize credit of the Good Faith Deposit against the purchase price to be paid at closing, in accordance with Section 3 (b) of the Contract for Sale of Land for Private Redevelopment between TDA and Big Mo, LLC, as assignee of CORE Associates, LLC.

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 TDA General Counsel regarding:

      (1) Communication from counsel relating to Redevelopers’ request for reconsideration of denial of an amendment to Contract for Sale of Land for Private Redevelopment between William (Will) Wilkins, Cecilia Wilkins, Novus Homes, LLC and W3 Development for extension of time to cure default and negotiate participation by Parkes Development Group, LLC for the Towne Place Suites project located on the Northwest Corner of East Archer Street and North Elgin Avenue, Tulsa, Oklahoma; and
(2) Recommendation for action by TDA Board of Commissioners to terminate Contract for Sale of Land for Private Redevelopment between TDA and William (Will) Wilkins, Cecilia Wilkins, Novus Homes, LLC and W3 Development dated April 16th, 2013 by reason of default by the Redevelopers in satisfaction of contract terms and requirements. [Lots 1, 2, and 3, Block 44, Original Town, now City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof]. [25 O.S. §307(b) (4) and §307(c) (10).]

b. Confidential communication with Counsel regarding a proposal for the loan of TDA unrestricted funds in support of the purchase of real property and subsequent redevelopment to support an economic development initiative impacting the development of Downtown Tulsa, Oklahoma. [25 O.S. §307(b) (4) and §307(c) (10).]

c. Confidential communication with Counsel regarding an update on the First Street Lofts project, located at 310 E. First Street, Tulsa, Oklahoma. [25 O.S. §307(b) (4) and §307(c) (10).]

d. 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).]

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. Discussion, consideration and vote on recommendation for action by TDA Board of Commissioners to terminate Contract for Sale of Land for Private Redevelopment between TDA and William (Will) Wilkins, Cecilia Wilkins, Novus Homes, LLC and W3 Development dated April 16th, 2013. [Lots 1, 2, and 3, Block 44, Original Town, now City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof].
13. Discussion, consideration and vote to authorize TDA Staff to prepare a Request for Proposals (RFP) for purchase and redevelopment of TDA owned real estate located on the Northwest Corner of East Archer Street and North Elgin Avenue, Tulsa, Oklahoma. [Lots 1, 2, and 3, Block 44, Original Town, now City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof].

14. New Business

15. Adjournment