SPECIAL MEETING MINUTES
Tulsa Development Authority Board of Commissioners
Special Meeting

One Technology Center
175 East 2nd Street
Tulsa, OK 74103
10th Floor South Conference Room

Thursday – May 1, 2014
8:30 a.m.

Present:
Julius Pegues, Chairman
Carl Bracy, Commissioner
Roy Peters, Commissioner
Nancy Roberts, Commissioner
Steven Mitchell, Commissioner
O.C. Walker II, Executive Director
Jot Hartley, General Counsel

Absent:

Also Present:
Roger Acebo
Kevin Anderson
Howard Auflager
Tom Baker
Clay Bird
Leon Davis
Jasen Elias
Reuben Gant
Sherry Gaston
Mark Helmer
Norman Kildow
Mike Mantle
E.C. Richards
Eric Richards

Also Present:
Jeff Scott
Carrie Shell
Paul Shell
Martha Shultz
Mike Thedford
Kathleen Watson
Will Wilkins
Paul Zachary
Natasha Bunch
Jane Malone
Robin Watkins
Carol Young

The special meeting was called to order at 8:34 a.m. by Chairman Pegues. Chairman Pegues stated this meeting is a Special Meeting, combining the Work Study and Regular Meetings. Decisions will be made, votes and action taken. A quorum was established. The Agenda will be followed as printed. Reports and supporting documentation were distributed for this meeting and will be incorporated by reference to the minutes and filed with the meeting packet.

1. Roll Call: Jane Malone - A quorum was established.
Chairman Pegues acknowledged Robin Watkins last day with Tulsa Development Authority and presented her with a gift from Tulsa Development Authority expressing their appreciation. Chairman, Commissioners, and Tulsa Development Authority Staff, thanked Robin for her service and support.

2. Routine, Repetitive Items for Action:

   a. Minutes of March 28, 2014 Special Meeting
   b. Minutes of April 3, 2014 Work Study Session
   c. Minutes of April 3, 2014 Work Study, Executive Session Correction Pg. 7, Paragraph 10; location correction – states “southeast corner” should state “northeast corner”.
   d. Minutes of April 4, 2014 Special Meeting
   e. Minutes of April 10, 2014 Regular Meeting
   f. Minutes of April 10, 2014 Regular Meeting, Executive Session

Commissioner Bracy moved to approve the minutes as amended, Agenda Items 2. a., b., c., d., e., and f; seconded by Commissioner Peters. The vote was recorded as follows:

   Ayes: Pegues, Bracy, Peters, Roberts, and Mitchell
   Nays: None

The motion passed unanimously.

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

   a. Project Status Update

1. Tulsa Urban Development Group, LLC, d/b/a Urban8: Tulsa Development Authority office was informed that an additional utility easement is needed to provide Oklahoma Natural Gas access to the site. Tulsa Development Authority’s Counsel Hartley and Urban8’s General Counsel, Mr. Jim Weger, are reviewing the utility easement requirement. Chairman Pegues is scheduled to meet with the developer on May 8, 2014. Tulsa Development Authority’s Counsel Hartley provided exceptions for the railroad easements and prepared the required opinion of Counsel pertaining to the absence of rights of the four (4) listed railroads. Counsel Hartley also issued his opinion of the Commitment for Title Insurance. The opinion includes his travel to the Oklahoma Secretary of State offices located in Oklahoma City to research the railroad operations in the state. The results of the research was railroad companies do not have to present right or interest covering, nor affecting the title to the subject property. The title company confirmed receipt and approval of the letter from Tulsa Development Authority’s Counsel Hartley and informed Executive Director Walker, that requirement No. 4 would be deleted. However, the Tulsa Development Authority office has not received documentation for requirement No. 3 to date. Executive Director Walker included the Commitment for Title
Insurance letter from Tulsa Development Authority’s Counsel as Attachment “A” to Executive Director’s Report. Counsel Hartley reported the closing should occur at the end of May, 2014. [Location of the property: North of 3rd Street, between Greenwood Avenue and Kenosha Street.]

2. **Hartford Commons, LLC:** Counsel Hartley is working to rectify various title issues for this project. A property closing will occur upon resolution of the title issues. Executive Director Walker attended a pre-development meeting with the City of Tulsa’s Permit Center regarding the project. TDK Construction Company was selected as the general contractor; the project is valued at $21,700,000. No additional information has been exchanged or received since the pre-development meeting. The project is moving forward. [Location of property: SE corner of Greenwood Ave. and E. 2nd St.]

3. **100 Boulder, formerly Mapleview Associates, Inc.:** Construction is underway for this project, progress is being made. Rough framing of the first floor is complete and the contractor is in the process of rough framing the second floor. The Developer has indicated that there has been tremendous interest in the project. [Location of the property: SW Corner of 1st St. and Boulder Ave.]

4. **Fire Station No. 1:** CORE is requesting an amendment to the Redevelopment Agreement. CORE is prepared to close on the purchase of the Fire Station and is in negotiation with a tenant for the Station. CORE has engaged a Chicago firm, Development Management Associates, and they are diligently committed to assisting with the process. This is an agenda item for today’s meeting and representatives from CORE are here to answer questions. [Location of the property is 411 S. Elgin Ave.]

5. **Hogan on Greenwood, LLC:** Resolution No. 5950 was approved to accept the Construction Drawing and Specifications of this project. Tulsa Development Authority’s Counsel Hartley has prepared the Affidavit of Seller, a Release of Restrictive Covenants, and a Special Warranty Deed for execution by Chairman Pegues. The executed documents will be delivered at the time of sale and closing. [Location of property: NE Corner of South Greenwood Ave. and East 1st Street.]

6. **Wilkins Project:** Wilkins submitted schematic Drawings and Specifications by April 17, 2014 as required by the Redevelopment Agreement. Tulsa Development Authority’s Counsel Hartley responded to a letter dated February 26, 2014 from Jenks Law, P.L.L.C. regarding the subject property. The proposed project will include ninety-four (94) hotel rooms and multi-family housing. This is an agenda item for today’s meeting. Representatives from Novus Homes are here today to answer questions. [Location of property: NW corner of Archer and Elgin Ave.]

7. **The Flats on Archer:** A second Amendment to the Redevelopment Agreement is being requested that will extend the time to complete due diligence. The project is scheduled to be a fifty-eight (58) unit, multi-family,
Class “A” housing complex with underground parking. The Developer indicated a pressure test should be completed as part of the environmental basement. Structural engineers are working on the structural elements of the basement including: ground floor parking garage, and a four story wood structure to be positioned on the parking pedestal. Civil Engineers are working through site issues. The architects are in final stages of interior floor plans; designs of the exterior elevations are also underway. A preliminary meeting with the interior design firm was held to discuss interior concepts. Collaborative efforts continue between Flats on Archer and Project Architect for site design. This is an agenda item for today’s meeting. Representatives from CIstar are here to answer questions. [Location of property: 110 N. Boston Ave.]

8. **Zoning Code Update**: The Zoning Codes have not been updated in 30 years. A meeting was held on April 23, 2014, to review the updates and final draft. Possible revisions to the Zoning Ordinances include: well defined code, replacement of Planned Unit Development (PUD) with Master Planner Development (MPD), inclusion of mixed-use districts as a new tool, and a forum base codes. Upon the final review, three to four months is expected for citizen input and approval by the Tulsa Area Planning Commission and City Council.

9. **Sector Plan Update**: The Tulsa Development Authority Board of Commissioners has selected Houseal Lavigne, Associates for the Sector Plan Update. Counsel Hartley is drafting an Agreement between Houseal Lavigne and Tulsa Development Authority for Commissioner review. The goal is to have the Agreement in place by June 1, 2014.

10. **Computer Equipment Updates**: All upgrades have been made and all equipment is functioning properly.

11. **3104 Homes Project**: Tulsa Development Authority was able to enter into negotiations for two (2) additional properties: 210 East 51st Place North (purchase price $4,500.00), and 349 East 27th Court North (purchase price $6,000.00). First payment is due from the new home owners on June 1, 2014.

12. **Service Agreement between the City of Tulsa and Tulsa Development Authority**: Received a letter dated March 28, 2014 from the City of Tulsa Planning and Development Department. Attached was a draft Service Agreement, with exhibits, based on the current working relationship between the City of Tulsa and Tulsa Development Authority. The Agreement has been restructured from the original document that was framed several years ago. The updated Agreement has been streamlined to clearly outline roles and responsibilities of both agencies. Tulsa Development Authority’s Chairman Pegues, Counsel Hartley, and Executive Director Walker met with City of Tulsa staff to discuss the agreement on April 15, 2014.

Commissioner Bracy moved to accept the Executive Director’s report, seconded by Commissioner Mitchell. The vote was recorded as follows:
Ayes: Pegues, Bracy, Peters, Roberts, and Mitchell
Nays: None

The motion passed unanimously.

4. Staff Reports and Discussion - City of Tulsa (C.O.T.)

   a. Clay Bird (Tulsa Industrial Authority) – A copy of this report was included in the Commissioner’s packets: Mr. Bird provided an explanation of Brownfields and gave a history of Tulsa’s Brownfields program. Mr. Bird was requesting that Tulsa Development Authority Commissioners participate as a sponsor for the Region VI Brownfields Conference to be held November, 2014 in Tulsa. Mr. Bird also highlighted some of City of Tulsa’s projects and reported that he anticipates 300-600 to attend the conference. Mr. Bird answered questions and concerns regarding the rationale for assisting with sponsoring this conference. After discussion, Commissioner Peters moved to approve Resolution No. 5957. Tulsa Development Authority’s participation as a Sponsor for the Oklahoma Brownfield 2014 Conference in the amount of $5,000. Commissioner Roberts seconded the motion and suggested Tulsa Development Authority offer welcome remarks at the Conference. The vote was recorded as follows:

      Ayes: Pegues, Bracy, Peters, Roberts, and Mitchell
      Nays: None

      The motion passed unanimously.

   b. Mr. Leon Davis (Disposition) – Copy of this report was included in the Commissioner’s packets: Mr. Davis provided an updated Staff Report with modifications indicated in “Bold” print. Mr. Davis reported on the following projects:

      • The Flats on Archer, LLC
        - Status update to be submitted. There is a list of items that may require Tulsa Development Authority’s assistance to facilitate closing.

      • One Developers, LLC
        - Certificate of Completion issued on 2 phases. Promise Hotels Inc. will build Hampton Inn & Suites with 120 rooms. Financing in progress. No change.

      • Tulsa Urban Development Group, LLC, d/b/a Urban8, LLC
        - Final Plat under review by Guaranty. Request special Certificate from TSID.
• Core Associates, LLC
  • CORE has engaged Development Management Associates, in Chicago for assistance. Update to be presented at May 1, 2014 Meeting.

• East End Village, LLC – Vision 2025 Funding
  • Requesting Draw No. 1 for $310,000.00.

• Wilkin’s Project
  • Submitted Schematic Drawings and Specifications for Commissioner Board approval.

c. TIF Project Update – Mr. Mike Thedford: Copy of report is included in the Commissioner’s packets:
   Mr. Thedford’s updated Staff Report stands as presented. Mr. Thedford provided an overview regarding the status of TIF projects, as follows:

  • Blue Dome Lighting Project: Fund 6967 - Previously approved 88 lights throughout Blue Dome District. The Blue Dome TIF Committee has made a formal request to change the funding from the previous approved amount of $850,000.00 to $1,350,000.00 to provide lighting for the entire district. This funding would cover engineering design, project management, and construction costs including contingency. Approximate number of lights is 158, depending on photometrics and layout. Currently, acorn style lights are in place and will be replaced. There is interest in using the acorn style lights elsewhere. Request the board take action at the May 1, 2014 meeting. Attachment of Blue Dome Committee Members Approval of Budget Increase is included with the staff report. After discussion, Commissioner Peters moved to approve Resolution No. 5958 approving an Amendment to Tulsa Development Authority Resolution No. 5874 authorizing additional funding from the Blue Dome TIF for certain construction improvements for the Blue Dome Lighting Streetscape Project. Commissioner Mitchell seconded the motion. The vote was recorded as follows:

    Ayes: Pegues, Bracey, Peters, Roberts, and Mitchell
    Nays: None

    The motion passed unanimously.

  • Proposed streetscape improvements to Cameron Street:
    Streetscape enhancements meeting Brady District Standard. Fund No. 6963 design concept has been completed. Mr. Thedford met with a group of owner’s in the Brady District to go over the design funding options. Mr. Thedford also requested information from INCOG regarding the possibility of obtaining a grant from the Economic
Development Administration. The district owners are exploring additional private funds.

- **Elgin streetscape improvements:** Streetscape Enhancements matching Downtown Streetscape Master Plan guidelines. Fund 6267 – Tulsa Industrial Authority Board of Trustees approved the construction contract on Friday, April 4, 2014 and Resolution No. 5940 adjusted TIF funds for up to $522,000. Tulsa Development Authority has the fiduciary responsibility to make sure the expenditures are correct. Mr. Thedford met with the Contractor to discuss schedule and mobilization. Contractor is currently working on bonding and scheduling the pre-work meeting with the City of Tulsa. Project should start soon.

5. General Counsel

a. **Pending Litigation Report was included in the Commissioner packets:** Counsel Hartley provided the monthly pending litigation report. Counsel Hartley reported that any changes or new items are indicated in “BOLD” print. He also provided a status and overview of the report:

**Condemnation:**

- **Charles Sturmer**
  Tulsa Development Authority has filed a Motion to Compel and Strike. Sanctions against landowner for Attorney fees were granted on April 16, 2014. Pretrial continued due to failure of landowner to provide requested discovery.

**Quiet Title:**

- **TDA v. South Kansas and Oklahoma Railroad, et al.**
  Tulsa Development Authority is waiting on survey and legal description of Lot 3 not within active railroad trackage for use in preparing settlement agreement. Counsel Hartley met with the Railroad representatives on April 30, 2014.

**Other:**

- **Lamar Central Outdoor Advertising**
  Tulsa Development Authority Commissioners approved a settlement at the March Board Meeting; the Authority is waiting on a check from University of Tulsa and in turn, Tulsa Development Authority will complete the settlement. Case Settled!
• **Novus Homes (Wilkins)**
  Wilkins has submitted Schematic Plans for TDA approval pursuant to the Redevelopment Contract. The approval of the schematic plans is an agenda item for today’s meeting.

**Personal Injury Claim:**

• **Gammil, Gary v. TDA**
  Tulsa Development Authority Counsel Hartley has responded to initial discovery request from plaintiff. Additional discovery responses have been submitted to Plaintiff’s Counsel from Tulsa Development Authority. Counsel Hartley will prepare a resolution. Scheduling conference is set for May 28, 2014.

6. **Financial Reports**

   a. **March 2014 - Income and Expenditure Report, Comparative Financial Statements, and Program Income Report for Fund 5540 - included in the Commissioner packets:** Mr. Norman Kildow provided an updated report and an overview of the Income and Expenditure Report, the Program Income for Fund 5540, and the Comparative Financial Statements for the Commissioners and answered questions. After discussion, Commissioner Roberts moved to approve **Resolution No. 5959** Tulsa Development Authority Financial Reports for March 2014, Program Income Report for Fund No. 5540, and the Comparative Financial Statements. Commissioner Bracy seconded the motion. The vote was recorded as follows:

   **Ayes:** Pegues, Bracy, Peters, Roberts, and Mitchell
   **Nays:** None

   The motion passed unanimously.

   b. **Proposed Budget for Fiscal Year 2014 – 2015 – Included in the Commissioner packets:** Chairman Pegues stated action will not be taken on the Proposed Budget at today’s meeting because the Commissioners have not had ample time to review. Commissioner Roberts requested a bullet point conceptual prior to next month’s Work Study session. Approval for the budget will be placed on next month’s meeting agenda.

   c. **Program Income for Earnest Money Deposits - included in the Commissioner packets:** Gary Hamer, Interim Director of the Division Grants Administration with the City of Tulsa, submitted a letter and spreadsheet to Executive Director Walker, detailing escrow deposits for Fund 5540. According to the letter, $2,030.00 will be returned to the buyer, $2,617.50, will be remitted to the City as CDBG income, and $4,660.00 is pending further research. Board approval is needed to return escrow deposits held by Tulsa Development Authority to City of Tulsa as CDBG program income. After discussion, Commissioner Peters moved to
approve Resolution No. 5960 approving Refund of Good Faith/Earnest Money Deposits in the amount of $2,030.00 and Approving Payment of CDBG Program Income to the City of Tulsa from Tulsa Development Authority Fund No. 5540 in the amount of $2,617.50. Commissioner Roberts seconded the motion. The vote was recorded as follows:

Ayes: Pegues, Bracy, Peters, Roberts, and Mitchell
Nays: None

The motion passed unanimously.

d. Invoice from City of Tulsa Finance Department - included in the Commissioner packets: Finance Department invoice for services rendered January 1, 2014 – March 31, 2014. After discussion, Commissioner Bracy moved to approve Resolution No. 5961 approving payment of Invoice from the City of Tulsa Finance Department in the amount of $2,631.80 for Accounting Services rendered January 1, 2014 through March 31, 2014. Commissioner Mitchell seconded the motion. The vote was recorded as follows:

Ayes: Pegues, Bracy, Peters, Roberts, and Mitchell
Nays: None

The motion passed unanimously.

7. Receive, Discuss and Vote:

a. Discussion, consideration and vote to approve a Resolution amending an existing Redevelopment Agreement between The Flats on Archer, LLC and TDA for property located on the northwest corner of Archer Street and Boston Avenue, Tulsa, Oklahoma, commonly known as 110 North Boston Avenue. Executive Director Walker provided information regarding the requested amendment. Mr. Howard Auflerger, one of the Developers is requesting an amendment to the Redevelopment agreement to allow more time to complete due diligence. The requested time extension is 90 days. After discussion, Commissioner Mitchell moved to approve Resolution No. 5962 approving Second Amendment to Redevelopment Agreement with The Flats on Archer, LLC, for the redevelopment of Tulsa Development Authority owned property located at 110 North Boston Avenue, Tulsa, Oklahoma. Commissioner Roberts seconded the motion. The vote was recorded as follows:

Ayes: Pegues, Bracy, Peters, Roberts, and Mitchell
Nays: None

The motion passed unanimously.
b. Discussion, consideration and vote on a Resolution approving Schematic Drawings and Specifications from William Wilkins, Cecilia Wilkins, NOVUS Homes, LLC and W3 Development, LLC for the proposed redevelopment of TDA owned property located on the northwest corner of Archer Street and Elgin Avenue, Tulsa, Oklahoma: Paul Shell and Carrie Shell with SQD Architects presented a PowerPoint presentation of the schematics and drawings. The project will be mixed-use with commercial, retail, and office space. It will contain 184,000 square feet and two (2) levels of underground parking. There will be a Marriott Hotel and a rooftop bar. Marriott will have input regarding the aesthetics of the project. Commissioners and Counsel Hartley requested a Darven Brown Memorial be included on the Northeast corner in the building design. After discussion, Commissioner Peters moved to approve Resolution No. 5963 approving the schematic plans, subject to Darven Brown Memorial, placed in the design submitted by William Wilkins, Cecilia Wilkins, NOVUS Homes, LLC, and W3 Development, LLC for the redevelopment of Tulsa Development Authority owned property located at the northwest corner of Elgin Avenue and Archer Street, Tulsa, Oklahoma. Commissioner Roberts seconded the motion. The vote was recorded as follows:

Ayes: Pegues, Bracy, Peters, Roberts, and Mitchell
Nays: None

The motion passed unanimously.

c. Discussion, consideration and vote to approve a Resolution to amend an existing Redevelopment Agreement between CORE Associates, LLC and TDA for City of Tulsa owned property located at 411 South Frankfort Avenue, Tulsa, Oklahoma: This is a request to amend and modify the existing Redevelopment Agreement. The amendment request is to extend the time for due diligence. The requested time extension is one (1) year. The modification of the existing Redevelopment agreement pertains to separation of the Fire Station from a comprehensive mixed-use urban commercial development. Counsel Hartley recommends discussing the modification in Executive Session or deferring action until next Work Study Meeting. Counsel Hartley also recommends approving the amendment for an extension of one (1) year for completion of due diligence. Mr. E.C. Richards was present to answer questions from the Board. After discussion, Commissioner Mitchell moved to approve Resolution No. 5964 granting a second amendment of deadline extension to the Redevelopment Agreement with CORE Associates, LLC for the Redevelopment of City of Tulsa owned property located at 411 S. Frankfort Avenue, Tulsa, Oklahoma. Commissioner Roberts seconded the motion. The vote was recorded as follows:

Ayes: Pegues, Bracy, Peters, Roberts, and Mitchell
Nays: None

The motion passed unanimously.
d. Discussion, consideration and vote to approve a Resolution authorizing Draw Request No. 1 from East End Village, LLC for Downtown Housing Fund for the East End Village project located at 401 and 405 South Elgin Avenue, 408 and 418 South Frankfort Avenue, 414 East 4th Street, and 415 East 5th Street in Tulsa, Oklahoma. Executive Director Walker stated the Staff Report in the packets contained an error. The completion percentage reads 37% complete. The correct completion percentage is located in the report from the Architect of Record, Mr. Walter G. Parks, Jr. together with their letter dated April 23, 2014. The letter and supporting documentation (Application and Certificate for Payment) states the completion percentage is 31%. This draw request is for $310,000. After discussion, Commissioner Roberts moved to approve Resolution No. 5965, approving the payment of Advance No. 1 to East End Village, LLC pursuant to the Redevelopment Agreement for the East End Village Project. Commissioner Bracy seconded the motion. The vote was recorded as follows:

Ayes: Pegues, Bracey, Peters, Roberts and Mitchell
Nays: None

The motion passed unanimously.

e. Discussion, consideration and vote to approve a Resolution authorizing the Second Amendment to Amended and Restated Capital Improvements Agreement (Tulsa Downtown/Neighborhood Fund Project No. 2 Downtown Housing Assistance). Executive Director Walker introduced Mr. Paul Zachary, Director of Engineering Services for the City of Tulsa. Mr. Zachary provided a Memorandum to Executive Director Walker detailing the Vision 2025 Downtown Neighborhood projects. The Vision 2025 Downtown Neighborhood Projects includes: First Street Lofts, Mayo Hotel, Mayo Building, and Detroit Lofts. These projects are now fully funded and the remaining balance in the fund is $90,541.00. The fund began with $10,049,646.72. Mr. Zachary is requesting to use the balance for the downtown Centennial walk and sidewalk projects. He also stated $9 million will come back to Tulsa Development Authority. Mr. Zachary responded to questions from the Board. After discussion, subject to confirmation of figures by Mr. Norman Kildow, Commissioner Roberts moved to approve Resolution No. 5966 approving Second Amendment to Vision 2025 Capital Improvements Agreement between the City of Tulsa and Tulsa County and the Tulsa Development Authority for Downtown/Neighborhood Projects. Commissioner Mitchell seconded the motion. The vote was recorded as follows:

Ayes: Pegues, Bracey, Peters, Roberts, and Mitchell
Nays: None

The motion passed unanimously.

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 a letter dated March 28, 2014 from the City of Tulsa regarding a Service Agreement. [25 O.S. §307(b)(4) and §307(c)(10)].

b. Confidential communication with Counsel and conferring on matters regarding the Tulsa Development Authority’s Sector Redevelopment Plans update. [25 O.S. §307(b)(4) and §307(c)(10)].

c. Confidential communication with Counsel Ogan’s Circle development located south of Virgin Street, between Osage Prairie Trail and Lansing Avenue, Tulsa, Oklahoma. [25 O.S. §307(b)(4) and §307(c)(10)].

d. Confidential communication with Counsel regarding a letter dated March 26, 2014 regarding Tulsa Development Authority owned property located on the northeast corner of Martin Luther King Jr. Blvd. and East Queen Street, Tulsa, Oklahoma. [25 O.S. §307(b)(4) and §307(c)(10)].

e. Confidential communication with Counsel regarding an update on the First Street Lofts project, located one-quarter (¼) mile East of Detroit Avenue, and South of 1st Street, (310 E. First Street) Tulsa, Oklahoma. [25 O.S. §307(b)(4) and §307(c)(10)].

Commissioner Bracy moved to go into Executive Session at 10:20 a.m., seconded by Commissioner Roberts. The vote was recorded as follows:

**Ayes:** Pegues, Bracy, Peters, Roberts, and Mitchell

**Nays:** None

The motion passed unanimously.

9. Vote to return to open session.

Commissioner Bracy moved to return to Open Session at 11:42 a.m., seconded by Commissioner Mitchell. The vote was recorded as follows:

**Ayes:** Pegues, Bracy, Peters, Roberts, and Mitchell

**Nays:** None

The motion passed unanimously.
10. 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.

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

   Executive Session Agenda Items:

   Commissioner Mitchell moved to approve Resolution No. 5967 authorizing negotiations for the sale and redevelopment of Lots 8 through 15, Block 4, Dickason Goodman Addition located at the northeast corner of Martin Luther King Jr. Boulevard and East Queen Street, Tulsa, Oklahoma, seconded by Commissioner Roberts. The vote was recorded as follows:

   Ayes: Pegues, Bracy, Peters, Roberts, and Mitchell
   Nays: None

   The motion passed unanimously.

12. New Business: No new business

13. Announcements - Commissioner Roberts provided a flier to the Commissioner’s regarding a conference and tour of the Downtown Business districts.

14. Adjournment: Commissioner Bracy moved to adjourn the meeting at 11:45 a.m.; seconded by Commissioner Peters. The vote was recorded as follows:

   Ayes: Pegues, Bracy, Peters, Roberts, and Mitchell
   Nays: None

   The motion passed unanimously.

Tulsa Development Authority

Approved as to legal form and adequacy:

Julius Pegues, Chairman

JG Hartley, Esq., General Counsel

[5-1-2014 – Special Meeting Minutes – [nb-ar-jm]]