TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS

NOTICE OF SPECIAL MEETING

Tuesday, July 12, 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 Special 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 12th day of July, 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 June 2, 2016 Regular Meeting
   b. Minutes of June 2, 2016 Executive Session Meeting

3. Executive Director’s Monthly Report

4. Receive, Discuss and Vote:
   a. Discussion, consideration and vote to approve a Resolution authorizing the Ninth Draw Request from TDL NOW, LLC for the YMCA Project located at 515 South Denver Avenue, Tulsa, Oklahoma.
b. Discussion, consideration and vote to approve a Resolution authorizing the Third 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.

c. Discussion, consideration and vote to approve a Resolution to enter into a Redevelopment Agreement with James Zeigler for TDA owned property located at 765 East Tecumseh Avenue, Tulsa, Oklahoma.

d. Discussion, consideration and vote to approve a Resolution authorizing a release of a mortgage caveat for property located at 788 East Seminole Place, Tulsa, Oklahoma, (Neighbor for Neighbor).

e. 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.

f. Discussion and consideration to enter into negotiations for sale of TDA owned property located as follows:

<table>
<thead>
<tr>
<th>Purchaser</th>
<th>Address</th>
<th>Sale Price</th>
<th>Deposit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Michael Jackson</td>
<td>1310 North Olympia Avenue</td>
<td>$8,500.00</td>
<td>$425.00</td>
</tr>
<tr>
<td>Lille Spencer</td>
<td>4608 North Hartford Avenue</td>
<td>$6,500.00</td>
<td>$325.00</td>
</tr>
</tbody>
</table>

g. Discussion and consideration to receive and review responses from the TDA RFP for property located West of Elgin Street, between East Archer Street and East Brady Street, Tulsa, Oklahoma (Block No. 44).
   i. Oklahoma Museum of Popular Culture
   ii. Pine Place Development, LLC

h. Discussion and consideration to receive and review responses from the TDA RFP for property located South of East Virgin Street, between North Lansing Avenue and the Osage Prairie Trail, Tulsa, Oklahoma (Ogan’s Circle).
   i. D.W. Gates Engineering
   ii. Capital Homes
   iii. Tara Custom Homes
i. Discussion and consideration to receive and review responses from the Request for Qualifications for the North Peoria Street Lighting project located along North Peoria Avenue, between East Pine Street and East Apache Street, Tulsa, Oklahoma.
   i. D.W. Gates Engineering
   ii. Kimley-Horn
   iii. CEC Infrastructure Solutions

5. 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 responses to the Request for Proposal for TDA owned property located West of Elgin Street, between East Archer Street and East Brady Street, Tulsa, Oklahoma (Block 44). [25 O.S. §307(b) (4) and §307(c) (10).]

b. Confidential communication with Counsel regarding responses to the Request for Proposal for TDA owned property located South of East Virgin Street, between Lansing Avenue and the Osage Prairie Trail, Tulsa, Oklahoma (Ogan’s Circle). [25 O.S. §307(b) (4) and §307(c) (10).]

c. Confidential communication with Counsel regarding responses to the Request for Qualifications for the North Peoria Street Lighting project located along North Peoria Avenue, between East Pine Street and East Apache 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).]
e. 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 by Mayfield, LLC impacting the development of Downtown Tulsa, Oklahoma. [25 O.S. §307(b)(4) and §307(c)(10).]

f. Confidential communication with Counsel regarding TDA annual evaluation of the TDA Executive Director.

6. Vote to Return to Open Session

7. Statement of the Executive Session

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

9. 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
   c. Jim Coles  Tax Abatement  Report Received
   d. Dwain Midget  Tornado Relief  Report Received
   e. Roger Acebo  Elm Creek/6th Street Drainage Detention and Conveyance Plan  Report Received

i. Discussion, consideration and vote to approve a Resolution authorizing offering Just Compensation to property owners for the 6th Street infill project located below:

<table>
<thead>
<tr>
<th>Owner</th>
<th>Address</th>
<th>Just Compensation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Richard Thomas</td>
<td>1015/1019 E. 5th Pl.</td>
<td>$22,400.00</td>
</tr>
<tr>
<td>Davis Messer</td>
<td>717/719 S. St. Louis</td>
<td>$70,000.00</td>
</tr>
<tr>
<td>Jeffery Harvey</td>
<td>823 S. St. Louis</td>
<td>$90,000.00</td>
</tr>
</tbody>
</table>
10. General Counsel
   a. Pending Litigation Report

11. Discussion, consideration and vote to accept Financial Reports
   a. May 2016 - Income and Expenditures Report
   b. Comparative Financial Statements
   c. Remit proceeds from the sale of East 3rd Street and South Frankfort Avenue, Tulsa, Oklahoma, The Boxyard, LLC

12. Adjournment