REGULAR MINUTES

Tulsa Development Authority Board of Commissioners
Regular Meeting

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

Thursday – March 5, 2020
9:00 a.m.

Present:
Nancy Lynn Roberts, Chairwoman
Carl Bracy, Commissioner
Thomas Boxley, Commissioner

Jot Hartley, General Counsel

Absent:
Steve Mitchell, Vice Chairman
Ashley Philippsen, Commissioner

O.C. Walker, Executive Director

Also, Present:
Roger Acebo
Leroy Alfred
Kevin Anderson
David Atkinson
Annette Bess
Michael Birkes
Cheryl Black
Linn Cain
Charles Cohlmia
Jim Coles
Nathan Cross
Nathan Garrett
Bill Glossen
Jeff Hall
Vanessa Hall-Harper
Kathy Henry
Kian Kamas
Nantelle Kemp
Brian Kurktz

Also, Present:
Susan Miller
Julie Miner
Rhett Morgan
Hank Pellegrini
Shawn Peters
Lewis Price
Burlinda Radney
Robert Sartin
Michael Smith
Tim Strange
Rose Washington
Steven Watts
Dennis Whitaker
Bill White

TDA Staff Present:
Denauri Myers
Nicole Travis

The Regular Meeting was called to order at 9:02 a.m. by Chairwoman Roberts. Decisions will be made, votes and action taken. 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:** Nicole Travis called roll: Chairwoman Roberts, Commissioner Bracy and Commissioner Boxley were present. Vice Chairman Mitchell and Commissioner Philippsen were absent. A quorum was present.

2. **Request to Remove Items from the Consent Agenda.**

   None.

3. **Consideration of Consent, Routine, Repetitive Items for discussion, consideration and vote to approve:**

   a. 3.a.- Minutes of February 6, 2020 Regular Meeting.

   b. 3.b.- Minutes of February 6, 2020 Executive Session Meeting.

   c. 3.c.- **Resolution No. 6652** approving payment of Advance No. 2 in the amount of $26,932.68 to Hartford Crossing, LLC pursuant to a Loan Agreement for the Hartford Crossing Project representing an additional 9% completion for a total of 22% completion of the redevelopment project to date, and an aggregate Advance Requests in the total amount of $107,800.00.

   d. 3.d. - **Resolution No. 6653** approving a Contract for Sale of Land for Private Redevelopment with Stephon Chappell and Anita Chappell, for sale of TDA-owned real property located at 213 and 221 E. Queen Street, Tulsa, Oklahoma.

   After discussion, Commissioner Bracy moved to approve Agenda Items 3.a., 3.b., 3.c., and 3.d. Commissioner Boxley seconded the motion. The vote was recorded as follows:

   Ayes: Roberts, Bracy and Boxley
   Nays: None

   The motion passed unanimously.

4. **Consideration of Items Removed from Consent Agenda (Separate vote on each item)**

   None.

5. **Chairwoman and Project Monthly Reports - A copy of this report was included in the Commissioners’ packets. Copies of the Report were available at the table in the rear of the room.**

   Chairwoman Roberts, in her role as Interim Executive Director, has established two “Key 2020 Goals” for Tulsa Development Authority: (1) Operational Transformation, and (2) North Tulsa Housing. In February, TDA primarily focused on staff and returning to the fundamentals operationally asking, “Who we are” “What we do,” “Why we’re here” and
“Why we’re passionate about what we do.” TDA is also working on realigning job duties with skills and experience of each staff member.

Roberts also developed and implemented a Project Management Spreadsheet designed to help identify the moving “tasks” and “projects” what the current status is, anticipated timelines for completion and the assigned responsibility for driving it to success. Demauri Myers, Project Analyst, is currently overseeing the management of the operational spreadsheet and will collaborate with Roberts on the prioritization for each task or project. Roberts stated later this year, TDA will add a request form to the website making it accessible for individuals or developers to submit a project request online with required information. Roberts thanked Jim Coles for making this suggested change to the TDA site. Roberts believes this will help simplify the process for staff and individuals making requests alike.

Roberts introduced Demauri Myers, who has been managing and overseeing the development projects to present the monthly project report. Myers reviewed and highlighted new activity from the project report which is attached by reference to these minutes and can be found posted on the TDA website.

After discussion, Commissioner Bracy moved to accept TDA Chairwoman and Monthly Project Report for March 2020. Commissioner Boxley seconded the motion. The vote was recorded as follows:

Ayes: Roberts, Bracy and Boxley
Nays: None

The motion passed unanimously.

6. City of Tulsa, Mayor’s Office of Economic Development, Kian Kamas:

a. Monthly Update regarding Community and Economic Development Strategic Planning

Kian Kamas, Chief of Economic Development, provided a detailed report regarding the Strategic Planning Process regarding the RFP. Kamas stated the City has finalized the contract with HR&A, the firm that was chosen by the selection committee. The working committee, along with key staff members and chairs of each entity, will host a kick-off conference call on March 6, 2020, to introduce the HR&A team. Kamas specified that HR&A has indicated their initial focus will be compiling information related to the entities under study, as well as familiarizing with the history, current scope of work, assets, etc. of each entity.

Following the conference call, the City is expecting to distribute an updated project schedule and project overview to the working committee, steering committee and members of each Authority, Board and Commission.
Chairwoman Roberts provided an explanation regarding the strategic planning effort which is primarily focused on how to better align our Authority Boards and the Mayor's Office of Economic Development to be more collaborative, strategic, together and headed in the same direction with fewer silos for information and decision making. Roberts corroborated and stated this is an effort to strategically look ahead on how we can realign things to improve efficiencies, use of resources and overall collaboration.

7. Tulsa Housing Authority, VP of Strategic Planning & Intergovernmental Affairs, Jeff Hall

a. Envision Comanche – Final Plan Presentation & Updates

Jeff Hall, Vice President of Strategic Planning & Intergovernmental Affairs, provided a detailed presentation on Envision Comanche and stated the purpose and vision is to transform a portion of the East 36th St. North corridor into a mixed-income community, while ensuring a strict one-for-one replacement of all existing apartments at Comanche Park.

Hall specified on October 18, 2019, Tulsa Housing Authority (THA) launched the Comprehensive Plan effort beginning with residents at Comanche Park, as well as incorporating many of the stakeholders that surround the property along the East 36th North corridor with a few reminders:

- How do we make sure we maintain affordability for the apartments that currently exist?
- How do we look at increasing density to create a mixed-income environment?
- How can we look at something that can also leverage what’s around us?

Hall also stated the project was divided in three (3) main areas including: How do we look at the neighborhoods surrounding Comanche Park, How do we address the housing at Comanche Park and How do we look at supportive services to ensure our current and future residents are well supported.

Chairwoman Roberts added that TDA is currently collaborating with Working in Neighborhoods (WIN) and the Tulsa Planning Office to create a map of all government subsidized housing in Tulsa and begin developing a strategy doing positive things in a more collaborative way.

Commissioner Boxley inquired about what retail options did the community prefer?
Jeff Hall responded stating the Phoenix District and Tracie Chandler did an elaborate commercial preference survey that targeted service needs, dental, pharmacy, coffee shops and restaurants.

8. General Counsel presented the litigation and non-litigation reports:

   **Pending Litigation Report was included in the Commissioner’s packet:** General Counsel Hartley provided the monthly pending litigation report and Counsel Hartley reported that any changes or new items are indicated in “BOLD” print.

   General Counsel also provided a newly created and implemented non-litigation report that outlines other matters regarding TDA. Chairwoman Roberts noted the purpose of this report in part was to make the public and the Board aware of the activity and advances made on non-litigation matters currently pending within TDA and being worked by the General counsel.

   Both reports are incorporated by reference into these minutes and are posted on the TDA website for easy public access following the meeting and in accordance with the standard posting processes and practices of the TDA.

9. Discussion, consideration and vote to accept Financial Reports

   a. **January 2020 - Income and Expenditure Report - included in the Commissioners’ packets:** Cheryl Black, Assistant Controller, provided an updated report and an overview of the Income and Expenditure Report to the Commissioners and answered questions.

   b. **Credit Card Report – included in the Commissioners’ packets:**

      TDA – Staff prepared a P-Card report.

      After discussion, Commissioner Boxley moved to accept the Reports and approve the following Resolutions:


      **Resolution No. 6655** approving acceptance of the P-Card Report from the Tulsa Development Authority in the amount of $946.23 for charges from January 5, through February 1, 2020.

      Chairwoman Roberts explained her rationale for some of the purchases that were made and indicated the staff did not have a functioning sink nor coffee maker. She also stated as part of the operational improvements, she has gone to each workstation and outfitted them with the proper supplies including: floor mats, keyboards, wireless mouse and height adjustable computer keyboard stands. Roberts indicated that the office expenditures will appear on April’s P-Card Report.
The motion was seconded by Commissioner Bracy and the vote was recorded as follows:

Ayes: Roberts, Bracy and Boxley
Nays: None

The motion passed unanimously.

10. **Receive, Discuss and Vote:**

a. Discussion, consideration and vote to approve a Resolution approving the Construction Plans and Building Specifications for property located at 1960 North Hartford Avenue, Tulsa, Oklahoma submitted by Leroy Alfred, pursuant to Contract for Sale of Land for Private Redevelopment executed on or about January 9, 2020.

After discussion, Commissioner Bracy, moved to accept **Resolution No. 6656** approving Construction Plans and Building Specifications for property located at 1960 North Hartford Avenue, Tulsa, Oklahoma submitted by Leroy Alfred, pursuant to Contract for Sale of Land for Private Redevelopment executed on or about January 9, 2020. Commissioner Boxley seconded the motion. The vote was recorded as follows:

Ayes: Roberts, Bracy and Boxley
Nays: None

The motion passed unanimously.

b. Discussion, consideration and vote to approve a Resolution approving the financial request from the City of Tulsa, Asset Management Department regarding a building located on the Northeast corner of Peoria and East 11th Street, known as “The Wrench.” The City of Tulsa is requesting that TDA provide an amount not to exceed $200,000.00 towards the facilities rehabilitation.

Chairwoman Roberts declared her ability to step in as the Interim Executive Director for the past sixty (60) days has only been possible because of the aid and support from Jim Coles and Kian Kamas who provided a fast education on matters that she had very little information or knowledge about.

Jim Coles, Director of Economic Development provided a brief presentation regarding a building that was often referred to as the “Wrench Building.” Coles stated in October 2018, the City purchased 1303 E. 11th Street in preparation for development of the Bus Rapid Transit System (BRT). The site includes a 1950’s era Philips Station with art deco design that had been used by a number of businesses over its history. Coles indicated the site is critical to the BRT as it sits at the intersection of the two funded routes, Peoria Avenue, which is currently operating, and 11th St. which is anticipated to come online in 2023.
Coles emphasized that the Central Park TIF has approximately $1.6 million in remaining funds according to the TDA February Finance Report. This proposed financial request would utilize up to $200,000.00 to stabilize and restore the building and bring to good health to begin soliciting tenants. Coles indicated the City and Asset Management has already begun soliciting tenants to get a pulse regarding the interest, and after a few reviews by the Planning Department in terms of what uses would be good, it was determined that the leases needed to be substantial for the community, great for the BRT, as well as enhance Route 66. Coles also stated growth will occur along the corridor and it will be a great opportunity to bring more services to the community.

Coles further stated the City is requesting a portion of the funds to be used for basic repairs such as: updated electrical, plumbing, doors and concrete of the building to ensure it is rentable with hopes of seeing small businesses, retail, restaurants, as well as entrepreneurs’ transition to that space.

Kian Kamas proposed a question to the Economic Development staff regarding the Commercial Revitalization Strategy that was presented by Spencer Mitchell and asked, “What tools did we create within the strategy that might benefit a future tenant?” Kamas stated it’s exciting to see the alignment of so many different things.

Commissioner Bracy inquired about the timeline of the project, and how soon it will be completed.

Jim Coles responded and stated considering the City owns the building and estimates are in place with the contractors, we don’t anticipate a long wait.

Roger Acebo responded and stated there are shield aspects of the building that need to be looked at such as: roofing and pavement on site. However, it may take a few months.

Chairwoman Roberts stated hopefully some of the tenants from Mother Road Market can evolve, and this can be considered the next step before opening in a market rate location.

Jim Coles stated it’s certainly open to all tenants. For example, at Mother Road Market, all bills are included, as well as the accounting which is perfect for that location. Coles affirmed having witnessed many businesses to graduate from there and stated this would be an excellent opportunity for a business to own an independent facility.

General Counsel added that he agrees with Coles that the requested expenditures permitted under the terms of the Central Park TIF Project plan. According to
page 14, it allows for rehabilitation of public buildings and use of funds and stated on page 20, it displays a category for renovations and a contingency.

After discussion, Commissioner Bracy, moved to approve Resolution No. 6657 approving and authorizing the expenditure of funds from the Central Park TIF in the amount, not to exceed Two-Hundred Thousand Dollars ($200,000.00), for capital improvement, replacement, rehabilitation and repair of a City of Tulsa owned building (the “Wrench”) (the “Project”) located at the northeast corner of East 11th Street and South Peoria Avenue, Tulsa, Oklahoma, that conform to the adopted Central Park TIF Project Plan and designate said funds to have an obligated cash status for the use and benefit of such Project, subject to the separate review and approval by the TDA Executive Director of the reimbursement of expenditures for the Project, and further approving and authorizing the Executive Director or his/her designee and the Finance Department, City of Tulsa to proceed with a transfer of such funds to obligated cash status within the Central Park TIF District for the City of Tulsa East 11th Street and South Peoria Avenue Project. Commissioner Boxley seconded the motion. The vote was recorded as follows:

Ayes: Roberts, Bracy and Boxley
Nays: None

The motion passed unanimously.

c. Discussion, communication with General Counsel regarding a concern filed on behalf of the Village Homeowners Association member, Nantelle Kemp.

Chairwoman Roberts acknowledged there are other individuals who have submitted letters regarding issues related to The Village at Central Park. Roberts indicated the Board will not vote to act but are receiving comments that will supplement the written documents that were submitted. General Counsel Hartley prepared and developed a timeline of events surrounding the Village at Central Park.

Roberts provided historical context regarding the Village at Central Park stating the project originated in January 2000. On January 9, 2020, a Second Amendment to the Village East Properties, LLC Contract for Sale of Land for Private Redevelopment was amended to extend the completion date of their project to June 2020. During the same meeting a Partial Assignment of the Village at Central Park LLC Contract for Sale of Land for Private Redevelopment dated January 31, 2000, to VEP II, LLC was approved by the TDA Board subject to the execution of a new Contract for Sale of Land for Private Redevelopment between TDA and VEP II, LLC for land described as Block 1, Lots 70-79, The Village at Central Park, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma. At this time, the board has not approved a Construction Plan.

Roberts highlighted a few key concerns relating to the construction including: parking, emergency vehicle access and value of the original condominiums and
townhomes. Roberts also stated that maps of plats of the Village at Central Park were distributed to the Commissioners identifying the lots. General Counsel explained that this was a plat that was previously delivered, and the yellow was a previous Amendment and Assignment to Mr. Rager. However, the plat does show Block 1, Lots 70-79 which is in question.

**Mrs. Nantelle Kemp, Homeowners Association**, expressed her concerns regarding street structure, parking, on street parking and blending the new project into the neighborhood area. Kemp began by saying she was not anti-apartment and indicated she was content with the apartments being built on the east side because it served as a buffer from the commercial area, but believes Tulsa is overbuilt with apartments. Kemp also mentioned she served the last two years as the President of Village Homeowners Association and in that role, she spent countless hours resolving covenant issues, worked on getting an easement for the archway, as well as contributed $10,000.00 of the VOA funds to assist with landscaping around the apartment complex.

Kemp provided history regarding the Village and stated construction began in October 2000, and the first home was occupied in the Summer of 2001. Originally, 47 townhomes and condominiums were constructed. In 2009-2010 an additional 5 townhomes were built. Townhomes and condominiums were planned for the remaining lots, but as a result of the 2008 recession, the Village suffered a hiatus. It was not until the last few years that construction began again in the Village with three new townhomes and seven condominiums, to make a total of 62 units, most of which are owner-occupied. She commended Jamie Jamison on his vision for mixed-use development.

Kemp specified that the area is under form-based code and how it makes a difference in what can be developed there. In addition, the form-based code that governs the Village emphasizes the outside design of any buildings, but places little or no restriction on what is on the inside.

**Parking**: There are 54 apartments and only 26 one-car garages. Over half of the residents will not have access to a garage and will be parking on the street, primarily on Owasso Avenue and 8th Street. If apartments are built on 8th Street in the now vacant lots, this will further increase the parking on 8th and add to parking on Norfolk Avenue.

**On-street Parking**: On street parking tends to slow traffic in a neighborhood. Some of the disadvantages for homeowners is less available parking for visitors or service trucks. In an emergency, access by ambulances or fire trucks may be hindered. These factors will make the townhomes and condominiums less attractive to buyers, thus impacting property values.

**Blending the new project into the neighborhood**: The existing homes on 8th Street are a mixture of styles, both traditional and more modern. There are two 3-
story homes, but the remaining eight are only 2-story, some with roof access. In order to blend in, any additional buildings on 8th Street can vary in style, but should look like townhomes and have at most, a mixture of elevations rather than all being 3-story.

In closing, Kemp indicated she loves the Village - it is her home, but she is not in favor of having apartments built there.

Chairwoman Roberts inquired about the role of the Homeowners Association.

Nantelle Kemp responded and stated when developer rights were assigned to Tulsa Property Group, that released them from any restrictions imposed by the homeowners.

Chairwoman Roberts stated her plan is to have the other letters be made available that are in alignment with what Kemp expressed in writing and in person, but which are uniquely and individually written. Roberts added the community members and Kemp have been very involved and complimented the Tulsa Property Group for engaging with the community, listening and hearing the concerns and doing their part in trying to address them without altogether changing the plan and proposal.

Nathan Cross, General Counsel Tulsa Property Group, thanked the Homeowners Association for the productive discussions over the last few years regarding the ongoing work. Cross stated Mrs. Kemp has been the forefront of the process which has been extremely helpful in navigating some of the tension.

Cross affirmed that this development is governed by the form-based code and the sole intent for the neighborhood was to be the center of the form-based code in the Pearl District area. The look, the feel and the use is unique for the City of Tulsa. It is designed to be a high density new urban neighborhood, and as part of the concept it’s meant to be a walkable neighborhood with multiple uses. Cross mentioned that Mrs. Kemp stated how it is not meant in the code to have large available off-street parking. Cross declared and stated it’s supposed to minimize off-street parking and incentivize on-street parking.

Cross further stated that his clients are interested in this project with hopes of doing more projects. However, he respectfully disagrees with Mrs. Kemp stating that Tulsa is overbuilt with apartments and mentioned there are different types of apartments available, particularly in Downtown Tulsa. Cross stated his clients would not be undertaking this project if there was not a market for it. Cross concluded and stated there are checks and balances within the City of Tulsa that zoning, parking and traffic goes through. Zoning is a separate body that holds a public hearing process where people can make comments. Traffic flow, congestion and the ability of emergency vehicles getting in and out of
development is a platted process. There is a public and commentary aspect of that and disagrees that the issues expressed are actual issues.

Chairwoman Roberts stated there is a demand for a variety of housing and apartments specifically multi-family. Roberts noted that any plans that come to TDA must go through the permitting and zoning process. Therefore, TDA does not revisit parking and zoning decisions per se, but looks at more of the development design for compatibility and compliance with the requirements of the Contract for Sale of Land for Private Redevelopment. Roberts further stated that TDA holds each developer accountable to do what they say they’re going to do when they approach TDA, and deciding parking and zoning issues aren’t specifically within the purview of the TDA authority board. Roberts deferred to General Counsel, requesting that he further elaborate on the role of TDA in reviewing project plans.

General Counsel stated that, to the extent that parking is part of the overall construction plan to be submitted and approved, plans for parking would be within the purview of TDA Board for review and approval. The fact that construction plan details comply with the restrictive covenants contained in a plat approved by the City or have received a permit issued by the City is not determinative of the rights retained by TDA to review and approve construction plans. Counsel stated his opinion is the decision to review and approve construction plans is somewhat subjective on the part of TDA as to what the Commissioners believe is in the best interest of the City in the highest and best use, and the most complimentary development for the City, in that location.

Counsel also stated the original agreement with Jamie Jamison included those rights. The Contract that Mr. Cross advised that was fully executed and retains those rights in direct privity between Mr. Cross clients and TDA. However, we do expect in the future to receive Construction Plans submitted, reviewed, subject to comment, approval and disapproval by the board. Counsel further stated it is important to hear from other residents in the area, so you can fully advise when considering plans for approval.

Susan Miller, Tulsa Planning Office, briefly spoke on form-based code and stated it is unique to Tulsa. In fact, this form-based code is the first one adopted in the State of Oklahoma in 2011. Miller indicated there’s been much debate about the form-based code in Tulsa, how it hasn’t quite evolved beyond the geographic region around the Village at Central Park. The form-based code was adopted in 2011, so a majority of the units that Mrs. Kemp previously discussed were built prior to that. Miller stated the form-based code concept is not focused on use, but focused on form. The zoning code that’s consistently used are about uses, separating uses, buffering them and deciding what specific use it is. Miller also stated this form-based code has plans and building frontages. When looking at the form-base code it has zoning standards that would apply there as they develop the property. Miller further stated the larger issue here is the parking,
which is another big concept in form-based code. Typically, there are no minimum parking requirements under the form-based code, which is a newer concept for development in urban areas.

Miller stated Nick Doctor has been working with engineering and trying to document other on-street parking opportunities. In Doctor’s letter, it stated 6th Street is currently being advertised for restriping, and this will include dedicated parking spaces and bike lanes from the IDL to Delaware Avenue. This will include roughly 40 on-street parking spaces along Central Park, and parking on both sides of Peoria Avenue.

Peoria Avenue will be on a road diet and have bike lanes and dedicated on-street parking applied, but we are still several months out from having final plans for this section. Our hope is that this will go out to bid late this spring, and possibly installed this summer (depending on striping capacity). From our initial review, it looks like up to 20 parking spaces could be installed on the western side of Peoria Avenue, against Central Park and the F&CS offices between 6th and 8th Streets. We’d likely prioritize on-street parking there, due to the number of curb cuts on the eastern side of Peoria Ave.

There is also a possibility for shared parking for residents at the office development occurring between 8th and 10th Streets, if that is something the homeowner’s association would like to pursue.

Chairwoman Roberts commented and noted in Jamie Jamison’s letter in connection with the form-based code, there were several residents of the Village at Central Park who participated closely in the development of the form-based code effort.

Chairwoman Roberts stated some of what the City of Tulsa is doing is looking toward developing a unique community like this. It is the direction the City of Tulsa is taking not only in Downtown Tulsa, but the surrounding communities around Downtown, and this project has been a pioneer in that respect.

Charlie Cohlmia expressed his concerns and stated he built the modern 5 townhomes on the west end of 8th St. which is an extremely busy corridor. The fire alarm building is built across the street and the firemen host continuous events that attract heavy parking. The VFW is east of the fire alarm building that also hosts numerous events. Mr. Cohlmia stated that when events are held at either of those locations, traffic on 8th Street is throttled.

Cohlmia also stated that the number of homeowners in Tulsa in the 2015 Census that did not own cars was 9.3 percent. He further stated that the form-based code was a nice concept for “our square area”, but noted that parking is a critical problem that in turn will force the city to add more expense to manage the lack of it. Cities like Denver and Boston have ordinances that allow citizens to park
on the right side of the street on odd days, and the left side of the street on even
days. If the City can create how trash trucks and emergency vehicles could come
in, more ordinances will be needed to ensure their services are not backed up due
to the parking concerns. Cohmia's solution regarding the apartments would be
to build the apartments above ground level and make the 1st floor a full parking
garage.

Shawn Peters, Realtor, expressed her concerns and stated she doesn't have
issues regarding parking and specified her interest and concern relates to the
impact of the apartments on the homeowner's market values. Peters mentioned
when she purchased a condominium three years ago, she was told that this was a
townhome community of condominiums. She stated she paid premium dollars
for the condo with the vision they would increase in value. Since then, land was
purchased and three (3) beautiful condominiums were developed with sales price
ranges from $750,000.00 to $900,000.00. Peters affirmed there is a demand for
those types of residential properties and that, as a realtor, when the lots went up
for sale, she noticed individual lots were not flagged for sale in MLS. That
indicated a red flag. Peters stated she had clients that would've purchased a lot
and built a $900,000.00 home, but what she did not anticipate is that she would
purchase a home only to have an apartment complex built next door. Peters
further stated she loves the fact that they serve as buffers when coming into the
community, which will probably stimulate the economic growth.

Ms. Peters is requesting the board to look at it from a standpoint of homeowner
values and recognize they were denied the opportunity to sell individual lots to
single families.

Mrs. Jamison commented in response to clarify that she does not know who said
to Ms. Peters there would be townhomes built, but that was never in the
community plan.

Lewis Price, Homeowner, expressed his concerns and stated when he and his
wife bought the condominium more than fifteen (15) years ago, they envisioned
a Quality of Life and it turned out to be true. Tulsa Property Group Proposal
(TPG) on page 2 and paragraph 4, talks about the Comprehensive Plan which
states with respect to the existing neighborhoods, it is intended to preserve and
enhance those existing neighborhoods with the character of Quality of Life. Price
stated he cannot envision continuance of the Quality of Life that they experienced
in the past 15 years. The Village at Central Park was supposed to be their final
location. Price further stated he can't see anything but selling and moving on and
it's bound to affect the property value. His primary concern is reserving the
Quality of Life.

Chairwoman Roberts stated this will be on the agenda for next month's TDA
Board meeting which will provide another opportunity for any final comments on
not yet addressed or communicated concerns before any action is considered or taken by the TDA Board.

After discussion, Chairwoman Roberts stated this will be on the agenda for next month’s TDA Board meeting which will provide another opportunity for any final comments before any action is taken by the TDA Board.

d. Discussion, consideration and vote to approve a Resolution approving the expense of demolition for buildings and improvements located at 2012 N. Maplewood Avenue.

After review and consideration of the three quotes for demolition received, Commissioner Bracy, moved to approve Resolution No. 6658 approving Ark Wrecking Co. of Oklahoma Inc.’s Proposal for a Structural Demolition and Lot Clearance on TDA-owned Property located at 2012 North Maplewood Avenue, Tulsa, Oklahoma for the sum of $6,596.00, as the lowest and best proposal for such services. Commissioner Boxley seconded the motion. The vote was recorded as follows:

Ayes: Roberts, Bracy and Boxley
Nays: None

The motion passed unanimously.

e. Special Training Meeting - Schedule a Special Meeting in early April re: training for all Commissioners on the following topics: Open Records, Open Meeting.

After discussion, Chairwoman Roberts stated the board will propose a date in early April for training on the following topics: Open Records and Open Meetings. In addition to Open Record and Open Meetings, General Counsel will work on Eminent Domain Education, as well as Confidentiality and Conflicts. Roberts also stated this will be required annual training material for the board that must be satisfied. The training will take place at the end of the April Board meeting and she asked that all Commissioners note the same in their calendars.

f. Annual Policy Requirements – Handout of Confidentiality and Conflict of Interest policies and statements for review/completion/execution by all Commissioners on or before April 1, 2020.

After discussion, Chairwoman Roberts requested that all Commissioners review and sign the Confidentiality Statements and Conflict of Interest forms and submit by April 1, 2020, and to advise of any possible conflicts.

Commissioner Bracy moved to go into Executive Session at 11:03 a.m., seconded by Commissioner Boxley. The vote was recorded as follows:
Ayes: Roberts, Bracy and Boxley
Nays: None

The motion passed unanimously.

11. 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)(11) 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 General Counsel regarding investigation into accidental death of Complete Household employee during clearance of TDA owned property, potential claims and future coverage provided by proposed Vacant Building Insurance Policy Quote. [(Title 25 O.S. Section §307 (C) (11).]

b. Confidential communication with General Counsel regarding the amount, terms and conditions of a potential Financial Assistance Agreement to be negotiated with Tulsa Economic Development Corporation (TEDC) to provide funding from the North Peoria TIF for Project Oasis. [(Title 25 O.S. Section §307(C) (11).]

c. Confidential communication with General Counsel regarding the Sixth Amendment of Redevelopment Agreement with Morton’s Reserve Properties, LLC (Pine Place Development, LLC/Old Morton Building) for additional extension of time to satisfy contract requirements. [25 O.S. §307 (C) (11).]

d. Confidential communication with General Counsel regarding a request for amendment of Contract for Sale of Land for Private Redevelopment with One Place SE, LLC to grant an extension of time to satisfy contract requirements and complete construction of project located in Lot 5 and the South Half of Lot 6 and the West Half of the vacated alley adjacent thereto, Block 102, City of Tulsa. [25 O.S. §307 (C) (11).]

e. Confidential communication with General Counsel regarding terms and conditions of a Term Sheet for financial assistance to Alfresco Group, LLC development located in Sections 23 and 24, Township 20 North, Range 12 East of the Indian Meridian, Tulsa County, Oklahoma from proposed Tax Increment District Fund. [25 O.S. §307 (C) (11).]
f. Confidential communication with General Counsel regarding status of the pending investigation into the accident occurring on TDA property located on TDA-owned property located north of East Easton Street and West of North Boston Avenue resulting in the death of an employee of TDA approved contractor, Complete Household Services, LLC on February 3, 2020. [25 O.S. §307 (C) (11).]

g. Confidential communication with Special Counsel, Robert Sartin, Esq., regarding a pending claim or grievance by a TDA employee, and the ongoing investigation regarding Executive Director O.C. Walker, II and response thereto. [(Title 25 O.S. Section §307(C) (11) and Title 25 O.S. Section §307 (B) (4).]

12. Vote to Return to Open Session: Commissioner Boxley moved to return to Open Session at 12:28 p.m., seconded by Commissioner Bracy. The vote was recorded as follows:

Ayes: Roberts, Bracy and Boxley
Nays: None

The motion passed unanimously.

13. Statement of the 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.

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

11.a. Confidential communication with General Counsel regarding investigation into accidental death of Complete Household employee during clearance of TDA owned property, potential claims and future coverage provided by proposed Vacant Building Insurance Policy Quote. [(Title 25 O.S. §307 (C) (11).]

After discussion, Commissioner Bracy moved to approve Resolution No. 6659 authorizing Interim Executive Director to investigate and obtain quotes for insurance coverage for TDA-owned vacant buildings to be presented to the Board for consideration at the next meeting. Commissioner Boxley seconded the motion. The vote was recorded as follows:

Ayes: Roberts, Bracy and Boxley
Nays: None

The motion passed unanimously.

11.b Confidential communication with General Counsel regarding the amount, terms and conditions of a potential Financial Assistance Agreement to be negotiated with Tulsa
Economic Development Corporation (TEDC) to provide funding from the North Peoria TIF for Project Oasis. [(Title 25 O.S. Section §307(C) (11).]

After discussion, Commissioner Boxley moved to approve Resolution No. 6660 specifying amount of funds in the amount of $987,363.00 to be available from Tax Increment District No.4 (a/k/a North Peoria TIF) to provide funding assistance from infrastructure and/or public facilities to Tulsa Economic Development Corporation for the Project Oasis Grocery Store Redevelopment and that said funds be designated to have an obligated cash status for the use and benefit of such project, subject to the separate review and approval by the TDA Executive Director of the reimbursement of expenditures for the Project. Commissioner Bracy seconded the motion. The vote was recorded as follows:

Ayes: Roberts, Bracy and Boxley
Nays: None

The motion passed unanimously.

11.c. Confidential communication with General Counsel regarding requested Sixth Amendment of Contract for Sale of Land for Private Redevelopment with Morton’s Reserve Properties, LLC (Pine Place Development, LLC/Old Morton Building) for additional extension of time to satisfy contract requirements. [(Title 25 O.S. Section §307(C) (11).]

After discussion, Commissioner Bracy moved to approve Resolution No. 6661 authorizing and approving a Sixth Amendment to the Contract for Sale of Land for Private Redevelopment with Morton’s Reserve Properties, LLC, to extend the time under Section 5(c) of the Contract for submission of Construction Financial Documentation to April 2, 2020. Commissioner Boxley seconded the motion. The vote was recorded as follows:

Ayes: Roberts, Bracy and Boxley
Nays: None

The motion passed unanimously.

11.d. Confidential communication with General Counsel regarding a request for amendment of Contract for Sale of Land for Private Redevelopment with One Place SE, LLC to grant an extension of time to satisfy contract requirements and complete construction of project located in Lot 5, and the South Half of Lot 6, and the West Half of the vacated alley adjacent thereto, Block 102, City of Tulsa. [25 O.S. §307 (C) (11).]

After discussion, Commissioner Boxley moved to approve Resolution No. 6662 approving execution of Sixth Amendment to Redevelopment Contract, with One Place, LLC, now One Place SE, LLC, for the purpose of facilitating the construction of a residential, commercial, retail and/or office mixed-use building by One Place SE, LLC for the redevelopment of the real estate and for a purpose consistent with the provisions set
forth in the Urban Renewal Plan for the area. Commissioner Bracy seconded the motion. The vote was recorded as follows:

Ayes: Roberts, Bracy and Boxley
Nays: None

The motion passed unanimously.

11.e. Alfresco Group, LLC – Stricken from the Agenda

11.f. Complete Household Services, LLC – No action taken at this time.

11.g Confidential communication with Special Counsel, Robert Sartin, Esq., regarding a pending claim or grievance by a TDA employee, and the ongoing investigation regarding Executive Director O.C. Walker, II and response thereto. [Title 25 O.S. Section §307 (C) (1) and Title 25 O.S. Section §307 (B) (4).]

After discussion, Commissioner Bracy moved to approve Resolution No. 6663 authorizing General Counsel, Chairwoman and Special Counsel to negotiate a final settlement with Executive Director O.C. Walker, II and Counsel. Commissioner Boxley seconded the motion. The vote was recorded as follows:

Ayes: Roberts, Bracy and Boxley
Nays: None

The motion passed unanimously.

15. New Business: Chairwoman Roberts requested the Commissioners to sign the Confidentiality and Conflict Statements on or before April 1, 2020 and return the same to the TDA offices and advise of their availability for the training meeting following the April Board meeting.

16. Adjournment: Chairwoman Roberts adjourned the meeting at 12:38 p.m.

Approved as to legal form and adequacy: Tulsa Development Authority:

Jot Hartley, Esq., General Counsel

By: Nancy Lynn Roberts, Chairwoman

[(3-12-2019 – Regular Meeting Minutes – nt)]