TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS

NOTICE OF REGULAR MEETING

Thursday, June 4, 2020
9:00 a.m.
One Technology Center
10th Floor North Conference Room
175 East 2nd Street
Tulsa, Oklahoma 74103

AGENDA

Audio and/or Videoconference Meeting for Open/Regular Session
and Confidential/Executive Session.
No one will be present onsite during the meeting.

Join Zoom Meeting
http://www.Zoom.com
Meeting ID: 867-468-7727
Password: 12162020

Sign in with your First AND Last name as a participant. Please mute your microphone unless you are called on to speak.

Instructions on how to use ZOOM:
https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting

Submitted Materials:
Go to www.tulsadevelopmentauthority.org

BOARD AND STAFF

TO: Nancy Lynn Roberts, Chairwoman
   Steve Mitchell, Vice Chairman
   Carl Bracy, Commissioner
   Thomas Boxley, Commissioner
   Ashley Philippsen, Commissioner
   Jot Hartley, General Counsel
   – Each Commissioner identified above will be appearing remotely by videoconference on Zoom Meeting for both the Open/Regular Session and the Executive Session
Roll Call

1. Review of Consent Agenda and request to remove item(s) from the Consent Agenda for separate discussion, consideration, and vote

2. Consideration of Consent, Routine, Repetitive Items for discussion, consideration, and vote:
   a. Minutes of May 7, 2020 Regular Meeting
   b. Minutes of May 7, 2020 Executive Session Meeting

3. Consideration of Item(s) Removed from Consent Agenda (Separate discussion, consideration, and vote on each item)

4. Discussion, consideration and vote to accept Chairwoman and Staff Monthly Reports
   a. Chairwoman’s Corner Report, Nancy Lynn Roberts
   b. Development Project Report, Demauri Myers

5. City of Tulsa, Mayor’s Office of Economic Development, Kian Kamas
   a. Mayor’s Office of Economic Development - Update to TDA

6. General Counsel
   a. Pending Litigation Report
   b. Pending Non-Litigation Report

7. Discussion, consideration and vote to accept and approve Financial Reports
   a. April 2020 - Income and Expenditures Report
   b. ‘P-Card” (Credit Card) Report
   c. City of Tulsa Invoice
   d. TDA Fiscal Budget 2020-2021
8. Receive, Discuss and Vote:

a. Discussion, consideration and vote to approve a Resolution approving revised Agreement for Consent to Sale and Transfer of Land Subject to Contract for Sale of Land for Private Redevelopment by Village at Central Park, LLC, Darin Ross and Pearl Development LLC to VEP II, LLC – Block 2, Village at Central Park.

b. Discussion, consideration and vote to approve a Resolution authorizing the transfer of proceeds in the amount of $245,854.92 from the Community Development Block Grant property sales to the City of Tulsa, which includes a $50,842.15 reimbursement to the TDA operating fund for expenses incurred on the sale of the property.

c. Discussion, consideration and vote to approve a Resolution authorizing an amendment to the Term Sheet as presented by the Alfresco Group, LLC– Alfresco TIF/North Tulsa TIF.

d. Discussion, consideration and vote to approve a Resolution approving Special Warranty Deed for the transfer of TDA owned land to the City of Tulsa located 1643 North Greenwood Avenue, Tulsa, Oklahoma.

e. Discussion, consideration and vote to approve a Resolution amending TDA Land Disposition Procedures and TDA Policies and Procedures to permit use of Summary Appraisals in the sale of TDA owned residential lots.

f. Discussion, consideration and vote to approve a Resolution for approval of revised design schematics presented by Amenome, LLC for the Laura Dester Site.

Executive Session: Discussion, consideration and vote to go into Executive Session as authorized by 25 O.S. §307(B)(1) for discussion of the employment, hiring, appointment, promotion, demotion, disciplining or resignation of any individual salaried public officer or employee; 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. Discussion of request from IH Landlord, LLC for amendment of Redevelopment Agreement, Mortgage and Promissory Note to permit and subordinate to proposed $130,000 increase in principal amount of permitted first mortgage to be refinanced in preparation for repayment of TDA loan – Downtown Development Loan Program. 25 O.S. §307(C)(11).

b. Discussion regarding a pending claim and request by TDA General Counsel to permit employment of Tom Robertson as Special Counsel to provided legal services and assistance to TDA General Counsel for representation of TDA Board and staff. 25 O. S.§307(B)(4).

c. Discussion regarding the ongoing internal investigation arising out of the grievance filed against O.C. Walker and the resulting suspension, reinstatement, and acceptance of voluntary resignation of the same. 25 O.S. §307(B)(1) and 25 O.S. §307(B)(4)

d. Confidential communications with TDA General Counsel regarding a pending investigation, claim or action and matters pertaining to economic development - request for approval of filing an action for declaratory judgment by TDA General Counsel for confirmation of ability to provide TIF funding from Partnership Development Fund and Contingency categories for development of "opportunity sites" and/or start-up capital loans in accordance with provisions of the North Peoria TIF Project Plan. (25 O. S. §307(B)(4) and 25 O. S. §307(C)(11).

9. Vote to Return to Open Session

10. Statement of Executive Session

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

a. Discussion and possible action to approve request from IH landlord, LLC for amendment of Redevelopment Agreement, Mortgage and Promissory Note and approval of the following documents:

- First Amendment of Redevelopment Agreement between TDA and IH Landlord, LLC effective August 20, 2015 for TDA consent to IH
Landlord LLC refinance of permitted first mortgage.

- First Amendment to Mortgage from IH Landlord, LLC, Mortgagor, to TDA, Mortgagee dated February 11, 2016 (Tulsa County Document #2016068989) for TDA consent and subordination to IH Landlord LLC refinance of permitted first mortgage.

- Escrow Agreement between TDA, IH Landlord, LLC, and First Oklahoma Bank.

- Subordination of TDA Mortgage lien to refinanced permitted first mortgage.

b. Discussion and possible action to approve request by TDA General Counsel to permit employment of Tom Robertson as Special Counsel to provided legal services and assistance to TDA General Counsel for representation of TDA Board and staff pertaining to pending claim.

c. Discussion and possible action to approve, accept and confirm voluntary resignation of Executive Director O. C. Walker effective June 1, 2020.

d. Discussion and possible action to approve filing of an action for declaratory judgment by TDA General Counsel for confirmation of ability to provide TIF funding from Partnership Development Fund and Contingency categories for development of "opportunity sites" and/or start-up capital loans in accordance with provisions of the North Peoria TIF Project Plan.

12. New Business

13. Adjournment