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 – May 7, 2020
9:00 a.m.

All Commissioners and staff of the TDA, as well as other attendees, appeared remotely by videoconference.

Present:
Nancy Lynn Roberts, Chairwoman
Steve Mitchell, Vice Chairman
Carl Bracy, Commissioner
Ashley Philippsen, Commissioner

Absent:
Thomas Boxley, Commissioner
O.C. Walker II, Executive Director

Jot Hartley, General Counsel

Also, Present:
Kevin Anderson
Annette Bess
Cheryl Black
Linn Cain
Jim Coles
Nathan Cross
Michael Dickerson
Tom Ferguson
Steve Gantzkow
Nathan Garrett
John Griffin
Kurt Griffith
Kian Kamas
Nan Kemp
Brian Kurtz

Also, Present:
Jeffrey Moore
Rhett Morgan
Greg Oliphant
Scott Rodehaver
Cathy Ross
Darin Ross
Jeff Scott
Casey Stowe
Tom Wallace
Dawn Warrick
Luke Westerfield
Dennis Whitaker
Chuck Wiggin
Kajeer Yar

Demauri Myers
Nicole Travis
The Regular Meeting was called to order at 9:08 a.m. by Chairwoman Roberts. Decisions will be made, votes and action taken. Reports and supporting documentation can be found at www.tulsadevelopmentauthority.org

Roll Call: Nicole Travis called roll: Chairwoman Roberts, Vice Chairman Mitchell, Commissioner Bracy, and Commissioner Philippsen were present. Commissioner Boxley was absent. A quorum was present.

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. 2.a.- Minutes of April 2, 2020 Regular Meeting.
   b. 2.b.- Minutes of April 2, 2020 Executive Session Meeting.
   c. 2.c. Resolution No. 6674 approving payment of Advance No. 3 in the amount of $49,000.00 to Hartford Crossing, LLC pursuant to a Loan Agreement for the Hartford Crossing Project representing an additional 10% completion for a total of 32% completion.

After discussion, Commissioner Philippsen moved to approve Agenda Items 2.a., 2.b. and 2.c. Commissioner Bracy seconded the motion. The vote was recorded as follows:

   Ayes: Roberts, Mitchell, Bracy and Philippsen
   Nays: None

The motion passed unanimously.

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

None.

4. Discussion, consideration and vote to accept Chairwoman and Project Monthly Reports:
   a. Chairwoman’s Corner Report, Nancy Lynn Roberts

Chairwoman Roberts provided an update on the progress of Operation Transformation, as well as next steps for the Tulsa Development Authority (TDA) leadership transition that will take place towards the end of May 2020 and new budget year. The TDA staff along with the City of Tulsa finance team have worked tirelessly on the budget by shrinking the amount down and eliminating expenses to ensure the budget is more efficient as
well as creating ways to generate revenue to continue to support TDA operations. The budget will be presented to the Board of Commissioner’s in June or July at the Regular Meeting. Roberts mentioned Carol Young, TDA Office Manager has done a yeoman’s job in helping to pull the budget together along with the City of Tulsa Finance Team.

TDA is currently working on revamping the website and improving a Social Media presence. Roberts stated TDA is working to improve the communication with the community, and as we move towards doing developments in North Tulsa both of those elements will be an important part in ensuring that TDA is reaching out, communicating well and is an open organization from the standpoint of engaging the community.

b. Project Monthly Report, Demauri Myers

Demauri Myers, Project Analyst provided an update on the current projects as follows:

**Capital Homes at Emerson (East Latimer Project)**

The first six (6) homes have been completed and private tours are being conducted with respects to the Shelter-in-Place rules and social distance guidelines. The homes are listed in the early-mid 200k price range.

**Hartford Crossing, LLC**

On the Agenda today, for the 3rd draw request representing an additional 10% completion.

**1960 North Hartford Ave – Leroy Alfred**

Quiet Title action is actively being pursued by General Counsel to determine what liens are on the property. The General Counsel will work to clear the property for a successful transaction.

**2020 North Hartford Avenue – Cheryl Wright**

Currently awaiting receipt of the Abstract Opinion to move on to the next step of the development process. Mrs. Wright is planning to have that available for TDA to approve at the June 2020 meeting.
213 East Queen St – Stephon and Anita Chappelle

The Warranty Deed has been signed and complete ownership has been granted to the Chappelle family so they can move forward and break the ground on their home.

Greenwood-Unity Heritage Neighborhood Plan

Next virtual meeting is scheduled on June 4, 2020, at 6:00 p.m.

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

Ayes: Roberts, Bracy and Philippsen
Nays: None

The motion passed unanimously.

Due to the disconnection of phone lines, Vice Chairman Mitchell was unable to vote for Agenda item 4a, 4b.

5. 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 an update regarding the Strategic Planning Process and stated the City has continued to make good progress on the Strategic Planning Effort during the month of April. The HR&A team has been focused on connecting outreach to staff and board leadership for each of the entities under review including: Economic Development Commission, Tulsa Development Authority, Industrial Authority, Parking Authority, and the Public Facilities Authorities.

      HR&A have conducted interviews with each of the Commissioners and have gleaned a great deal of information. Presently, their focus is geared towards preparation for the first steering committee meeting which is scheduled to take place soon. In addition to the steering committee meeting they are planning to execute a series of stakeholder roundtables around philanthropy, the business environment, small business, and entrepreneurship needs, the economic development ecosystem, neighborhood needs, real estate development and workforce development. The HR&A team are collaborating with local partners on coordinating these efforts.
Kamas spoke briefly about the Engagement Plan and stated the purpose of this effort is to look at the City departments, as well as the public entities that are critical tools or partners in Economic and Community Development in Tulsa. Historically, what their roles have been, their strengths and how they can be aligned so that Tulsa can be effective in achieving its goals for Community and Economic Development.

Commissioner Bracy inquired if the stakeholders would include individuals of TDA, or will HR&A expand to look at stakeholders from the community to be a part of the round table discussion?

Kamas responded and stated the focus of the stakeholders is for people in the community. Kamas will send a list of recommendations to the Commissioners who have been recommended to HR&A to reach out as a part of this engagement process.

Chairwoman Roberts stated that TDA is one of the authorities that is a part of the effort regarding key roles, what we’ve done in the past and what our strengths and weaknesses of the organization are which has turned our focus on operation transformation, to prepare TDA to be as useful as possible to the efforts that we anticipate all authorities are moving towards. Roberts also stated there is no clear picture of what that may look like, but we do know we need to become a collaborative, engaged, communicative and strategic organization that is operating efficiently, generating revenue and operationally productive as an organization.

(Vice Chairman Mitchell momentarily dropped out of the call and called back in immediately prior to Agenda item 6 and announced his return)

General Counsel explains that there needs to be a level of sensitivity to the law that allows us to act remotely. If any Commissioner becomes disconnected or unresponsive. The meeting will be suspended until the individual rejoins the meeting.

6. **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 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.

Commissioner Bracy complimented General Counsel on his efforts and recognized his hard work.

7. **Discussion, consideration and vote to accept Financial Reports**

   a. **March 2020 - Income and Expenditure Report** - Cheryl Black, Assistant Controller, provided an updated report and an overview of the Income and Expenditure Report to the Commissioners and answered questions.

   Chairwoman Roberts thanked the City of Tulsa Finance Team for supporting TDA during this time of transition.

   b. **Comparative Financial Statements** – Cheryl Black, Assistant Controller, provided an updated report and an overview of the Income and Expenditure Report to the Commissioners and answered questions.

   Commissioners raised questions regarding loans through sales tax funds.

   Kamas explained the loan funds were through City tax packages and those loans are cycling back and are held in an account as the City develop a policy or plan for redeploying those loan funds. It is fully expected that TDA will have a rule in redeploying those loan funds. As of now, they are being held in a separate account.

   Commissioners raised questions regarding restricted funds and how those funds should be recycled and administered.

   Kamas stated that the most critical part in the next step would be returning to the agreements that the City and TDA have in place for how these funds would be administered. TDA was asked to administer the funds by the City and not directly given the funds. Kamas also stated it is important to ensure the trust authorities who are asked to execute activities on behalf of the City receive proper payment for their work in doing so. Kamas further stated that the City’s Priority regarding the revolving loans is to get them redeployed back into the community to keep development going.

   Chairwoman Roberts affirmed that reminder letters are sent out quarterly and thirty days (30) prior to the due date.

   c. **TIF Reports** – Cheryl Black, Assistant Controller, provided an updated report and an overview of the TIF Reports to the Commissioners and answered questions.
d. **Credit Card Report** – TDA – Staff prepared a P-Card report.

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


- **Resolution No. 6676** approving the TIF Report.

- **Resolution No. 6677** approving acceptance of the P-Card Report from the Tulsa Development Authority in the amount of $664.84 for charges from March 6, 2020 through April 8, 2020.

The motion was seconded by Vice Chairman Mitchell and the vote was recorded as follows:

- **Ayes:** Roberts, Mitchell, Bracy and Philippsen
- **Nays:** None

The motion passed unanimously.

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

   a. Discussion, consideration and vote to approve a Resolution authorizing the reimbursement to the Oklahoma Historical Society in the amount of $1,042,914.00 for the underground AEP line burial along North Main Street, payable from the Brady Arts District TIF (Tax Increment Finance District #1) funds for public infrastructure improvements as presented by Tom Wallace and/or Scott Rodehaver of Wallace Engineering.

Chairwoman Roberts provided an overview of the project and stated previously the TDA Board of Commissioners approved an expenditure for an underline ground burial. The underline ground burial was essential for the placement of the OKPOP Museum that has now been completed. The expenditure was made by the Oklahoma Historical Society. TDA will reimburse the Oklahoma Historical Society with funds from the TIF account for the line burial that was paid to accommodate the development of the OKPOP Museum.

Jeffrey Moore, OKPOP, Tom Wallace, Chairman of Tulsa Arts District and Scott Rodehaver, Wallace Engineering were all given the opportunity to share relative information regarding the reimbursement.
After discussion, Vice Chairman Mitchell moved to accept Resolution No. 6678 authorizing the reimbursement to the Oklahoma Historical Society in the amount of $1,042,914.00 for the underground AEP line burial along North Main Street, payable from the Brady Arts District TIF funds for public infrastructure improvements. Commissioner Philippsen seconded the motion. The vote was recorded as follows:

Ayes: Roberts, Mitchell, Bracy and Philippsen
Nays: None

The motion passed unanimously.

b. Discussion, consideration and vote to approve a Resolution authorizing the property located along the west side of South Peoria Avenue at East 7th Street in Block 2, Reserve I in what is known as “Village at Central Park” to be redeveloped in accord with the Village Flats Phase 2 – Mixed Use project plan concept documentation as presented by Nathan Garrett from VEP II.

Chairwoman Roberts announced a scrivener’s error on the agenda pertaining to the Village at Central Park. Roberts asked the General Counsel to explore and discuss any Open Meeting Act concerns that might arise from the error.

General Counsel stated this agreement includes and encompasses all of Block 2, and that Reserve T is a part of Block 2, as well as Lots 1-8 of Block 2, which are not specifically listed separately on the agenda. Block 2 is listed on the agenda, and that encompasses all the property that is subject to these agreements including Reserve T and Lots 1-8. General Counsel also stated in his opinion the listing as Reserve I instead of Reserve T is deminimis as ascribner’s error and does not render the notice provided by the Agenda for this meeting defective under the Open Meeting Act requirements because Block 2 encompasses all that property. General Counsel further stated in his opinion it is perfectly proper for the board to continue to consider this agenda item.

Nathan Garrett, Tulsa Property Group provided a detailed presentation of the completed first phase of the Village at Central Park, a newly designed 54-unit apartment building with a great view of Centennial Park and a hint of the Tulsa Skyline.

John Griffin, Selser Schaefer Architects provided a presentation on the architectural designs for Phase II of the Village at Central Park.

The vote will be deferred until after further discussions of this item in Executive Session.

c. Discussion, consideration and vote to approve a Resolution authorizing an amendment to the Construction Plans previously approved by the TDA Board for the Parcel 1 (Block 53) of the GreenArch Project located on the Southeast corner
of Greenwood Avenue and Archer Street, developed by GreenArch, LLC to accommodate the incorporation of The Greenwood Rising History Center into the planned development, as presented by Kajeer Yar.

Kajeer Yar, GreenArch, LLC provided a detailed presentation of the Greenwood Rising Center and displayed renderings of the building. Kajeer also provided a little background of the land and stated this is a donation, and the land would not be transferred until any development covenants that are present in our Redevelopment Agreement with TDA are satisfied and released by the Commissioner. Kajeer stated Greenwood Rising would not receive the land until at least one year after the Certificate of Occupancy by the City of Tulsa is approved.

Commissioner Bracy inquired that if TDA released the land to Greenwood Rising History Center, what restrictions can be placed if the construction plans were to change?

Kajeer responded and stated TDA would not release anything to Greenwood Rising. GreenArch, LLC, is contractually obligated under the redevelopment agreement and is responsible to TDA for the provisioning and the construction including ensuring it conforms with any provisions of the Redevelopment Agreement. Kajeer further stated GreenArch, LLC, placed restrictions on the use for Greenwood Rising so as to simply require the facility to be used for a History Center.

General Counsel added the purpose of having a formal amendment is to put those very requirements into the change in use for the description of the overall project. The project will not be released until it is completed. Through the GreenArch, LLC, TDA will continue to have its’ redevelopment requirement met.

Commissioner Philippsen stated that she submitted a letter from the Mayor who is in support of the move. Philippsen also stated from a community standpoint having Greenwood Rising placed into the southernmost boundary of the Greenwood District is quite powerful. Based on community fears that Greenwood was continuously consumed by surrounding development. Philippsen further stated it is good for the district and coincides with a great deal of development that is planned for that area.

Kajeer spoke on behalf of the Hille Foundation regarding its perspective on the magical story of Greenwood, before and after the massacre. Greenwood Rising will tell all sides of the story. Kajeer stated he is humbled to play a small part in getting the story told.

Roberts added the resilience of those entrepreneurs, families and the ones who were greatly impacted by that unfortunate event should be told. That same
resilience is required for anyone that is faced with any difficult situation. Resilience is a beautiful part of that story.

The vote will be deferred and discussed further in Executive Session.

d. Discussion, consideration and vote to approve a Resolution declining to accept a quote for clean-up of the land owned by TDA immediately North of the IDL and commonly known as “the former UCAT land” submitted upon request by LandCare.

After discussion, Vice Chairman Mitchell moved to approve Resolution No. 6679 declining to accept the quote for cleanup of the land owned by TDA North of the IDL and commonly known as “the former UCAT land.” Commissioner Bracy seconded the motion. The vote was recorded as follows:

Ayes: Roberts, Mitchell, Bracy and Philippsen
Nays: None

The motion passed unanimously.

e. Discussion, consideration and vote to approve a Resolution authorizing Isabel Puente to purchase a sliver of vacant land currently owned by TDA and located immediately adjacent to her personal residence at 1560 North Frankfort Avenue for the price of $2,860.00.

After discussion, Commissioner Bracy moved to approve Resolution No. 6680 authorizing Isabel Puente to purchase for yard expansion purposes, the sliver of vacant land currently owned by TDA and located, immediately adjacent to her personal residence at 1560 North Frankfort Avenue for the price of $2,860.00 subject to her presenting to TDA Staff an approval of the purchase from the neighbor on the other side of the sliver of land. Commissioner Philippsen seconded the motion. The vote was recorded as follows:

Ayes: Roberts, Mitchell, Bracy and Philippsen
Nays: None

The motion passed unanimously.

f. Discussion, consideration and vote to approve a Resolution accepting the receipt of a payment from Wiggins Properties LLC in the amount of $3,000,000.00 representing the outstanding loan balance of funding provided by the Vision 2025 program for the Mayo Building Project located at 1420 South Main Street.

Chuck Wiggins, Wiggins Properties publicly thanked TDA for the support of the Mayo 420. He added it has been an essential part of their engagement with the
City of Tulsa and is hoping for other projects that TDA will see fit to continue the support of the Redevelopment of Downtown Tulsa.

After discussion, Commissioner Bracy moved to approve Resolution No. 6681 accepting early repayment from Wiggins Properties, LLC in the amount of $3,000,000.00. representing the outstanding loan balance of funding provided by the Vision 2025 program for the Mayo Building Project. Vice Chairman Mitchell seconded the motion. The vote was recorded as follows:

Ayes: Robert, Mitchell, Bracy and Philippsen  
Nays: None

The motion passed unanimously.

g. Discussion, consideration and vote to approve a Resolution authorizing expenditure of a portion of Tulsa Technology District TIF (Tax Increment Finance District No. Three) funds in the amount of $205,000.00, for additional items involving lighting of the alleyway and sidewalk improvements located between First Street and Second Street and between South Cincinnati Avenue and South Detroit Avenue, as presented by Jeff Scott relating to the previously authorized Downtown Alleyway Project.

Jeff Scott provided information regarding the Downtown Alley Way project and displayed renderings.

After discussion, Commissioner Philippsen moved to approve Resolution No. 6682 authorizing expenditure of a portion of Tulsa Technology District TIF funds in the amount of $205,000.00. for additional items involving lighting of the alleyway and sidewalk improvements located between First Street and Second Street and between South Cincinnati Avenue and South Detroit Avenue. Vice Chairman Mitchell seconded the motion. The vote was recorded as follows:

Ayes: Robert, Mitchell, Bracy and Philippsen  
Nays: None

The motion passed unanimously.

h. Discussion, consideration and vote to approve a payment to Fairfield Inn & Suites (or its assignee) in the amount of One Hundred Sixty-Eight Thousand Three-Hundred Fifty-Six and 00/100 Dollars ($168,356.00) from Brady Arts District TIF (Tax Increment Finance District #1) for storm sewer relocation to provide public infrastructure improvements for the project located at 111 N. Main Street, Tulsa, Oklahoma.
Greg Oliphant was given the opportunity to share information regarding Fairfield Inn & Suites.

After discussion, Commissioner Bracy moved to approve Resolution No. 6683 authorizing a payment in the amount of $168,356.00 from Brady Arts District TIF (Tax Increment Finance District #1) for storm sewer relocation to provide public infrastructure improvements. Vice Chairman Mitchell seconded the motion. The vote was recorded as follows:

Ayes: Roberts, Mitchell, Bracy and Philippsen
Nays: None

The motion passed unanimously.

Vice Chairman Mitchell moved to go into Executive Session at 12:03 p.m., seconded by Commissioner Bracy. The vote was recorded as follows:

Ayes: Roberts, Mitchell, Bracy and Philippsen
Nays: None

The motion passed unanimously.

9. 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. Confidential communication with General Counsel regarding receipt of notice of cancellation of sale of Lots 70-79 in the Village at Central Park located along 8th Street toward South Norfolk Avenue from VEP II. [(Title 25 O.S. Section §307(C) (11).]

b. Confidential communication with General Counsel regarding the details associated with an executed memorandum of understanding by and between GreenArch, LLC and Greenwood Rising and to respond to any questions about
the nature of the transaction with GreenArch and the impact of the proposed amendment to the plan. [(Title 25 O.S. Section §307 (C)(11).]

c. Confidential communication with General Counsel regarding the sale of property from Darin Ross and/or Pearl Development LLC to VEP II, LLC in connection with the redevelopment of the land located on the west side of South Peoria Avenue at 7th Street and contained in Block 2, Village at Central Park [(Title 25 O.S. Section §307(B) (4) and Title 25 O.S. Section §307 (C) (11).]

d. Confidential communication with General Counsel regarding grievance filed against and subsequent suspension of O.C. Walker II, Executive Director, and the re-instatement and resignation from employment by Mr. Walker pursuant to the terms of an agreement for settlement of claims, including discussion of the impact of the same on the leadership plans and operational objectives for the upcoming budget year. [(Title 25 O.S. Section §307(B) (1) and Title 25 O.S. Section §307 (B) (4).]

e. Confidential communication with General Counsel regarding an Open Records Request made by the Tulsa World for production of TDA internal investigation report relating to the December 17, 2019 grievance filed against O.C. Walker and whether to maintain confidentiality of the content’s investigation report. [(Title 25 O.S. Section §307 (B) (1) and Title 25 O.S. Section §307 (B) (4).]

10. **Vote to Return to Open Session:** Commissioner Philippsen moved to return to Open Session at 1:17 p.m., seconded by Vice Chairman Mitchell. The vote was recorded as follows:

Ayes: Roberts, Mitchell, Bracy and Philippsen
Nays: None

The motion passed unanimously.

11. 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.

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

12.a. Discussion consideration and possible vote on approval of termination of Contract for Sale of Land for Private Redevelopment with VEP II, LLC for Lots 70-79, Block 1, The Village at Central Park.
After discussion, Vice Chairman Mitchell moved to approve Resolution No. 6684 authorizing the termination of Contract for Sale of Land. Commissioner Bracy seconded the motion. The vote was recorded as follows:

Ayes: Roberts, Mitchell, Bracy and Philippsen
Nays: None

The motion passed unanimously.

12.b. Discussion, consideration and possible vote to approve amendment of the GreenArch, LLC schematics and initial project plan in order to accommodate and allow for the addition of a portion of Greenwood Rising to be built on the property being redeveloped by GreenArch, LLC as presented in the Open Session to the public.

After discussion, Vice Chairman Mitchell moved to approve Resolution No. 6685 approving the amendment of the GreenArch schematics and initial project plan in order to accommodate and allow for the addition of a portion of Greenwood Rising to be built on the property redeveloped by GreenArch, LLC. The vote was recorded as follows:

Ayes: Roberts, Mitchell, Bracy and Philippsen
Nays: None

The motion passed unanimously

12.c. Discussion consideration and possible vote to approve:

1. Consent to Partial Assignment of Contract by Village at Central Park, LLC, Darin Allen Ross and Pearl Development, LLC to VEP II, LLC,

2. Partial Assignment of Contract by Village at Central Park, LLC, Darin Allen Ross and Pearl Development, LLC to VEP II, LLC and,

3. Contract for Sale of Land for Private Redevelopment between TDA and VEP II, LLC, each substantially in the form attached hereto.

After discussion, Commissioner Philippsen moved to approve Resolution No. 6686 approving the three contracts including schematics and plans as presented by Nathan Garrett Vice Chairman Mitchell seconded the motion. The vote was recorded as follows:

Ayes: Roberts, Mitchell, Bracy and Philippsen
Nays: None
The motion passed unanimously.

12.d. Discussion consideration and possible vote on TDA Leadership Plan and/or Operational Objectives for Q3 and Q4.

After discussion, Commissioner Bracy moved to approve Resolution No. 6687 authorizing TDA Leadership Plan and/or Operation Objectives for Q3 and Q4. The vote was recorded as follows:

Ayes: Roberts, Mitchell, Bracy and Philippsen
Nays: None

The motion passed unanimously.

12.e. Discussion consideration and possible vote on whether to maintain confidentiality of contents of TDA internal investigation report relating to the December 17, 2019 grievance filed against OC Walker deny Open Records request for production of TDA internal investigation report made by the Tulsa World newspaper.

After discussion, Vice Chairman Mitchell moved to approve Resolution No. 6688 denying the Open Records Request for production of TDA internal investigation report made by the Tulsa World newspaper.

13. New Business: General Counsel will prepare training materials for the Commissioners.

14. Adjournment: Chairwoman Roberts adjourned the meeting at 1:36 p.m.

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

Jot Hartley, Esq., General Counsel

By: Nancy Lynn Roberts, Chairwoman

[(5-13-2020 – Regular Meeting Minutes – n0)]