TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS

NOTICE OF REGULAR MEETING

Thursday, August 6, 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.
There may be no one 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 but shall be permitted to
physically appear at the meeting site if any so desire.
Roll Call

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

2. Request to remove item(s) from the consent agenda

3. Consideration of Consent, Routine, Repetitive Items for discussion, consideration, and vote:
   a. Minutes of July 9, 2020 Regular Meeting
   b. Minutes of July 9, 2020 Executive Session Meeting

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

5. Receive, Discuss and Vote:
   a. Discussion, consideration, and vote to approve a Resolution authorizing the approval of an amendment to the terms of the Redevelopment Agreement with Hartford Crossing, LLC, granting a six (6) month extension to the construction timeline for completion honorable for December 31, 2020, and an extension to the repayment terms of the loan from July 31, 2025 to January 31, 2026.
   b. Discussion, consideration, and vote to approve a Resolution authorizing the return of an Earnest Deposit in the amount of $650.00 to Lelia Brown for the completion of a Contract for Sale of Land for Private Redevelopment of TDA-owned real property located at 570 East Queen Street, Tulsa, Oklahoma.
c. Discussion, consideration, and vote to approve a Resolution authorizing the following completed Operational transformation items, including:
   i. TDA Employee Handbook
   ii. Drug-Free Workplace Policy/Program
   iii. Steps for Completing a Residential Redevelopment

d. Discussion, consideration, and vote to approve a Resolution to remove obligation and appropriation of funds previously encumbered in the Brady Village TIF District #1 in the amount of $306,000.00 for the Western Supply Streetscaping.

e. Discussion, consideration, review, and possible vote to approve a Resolution approving an adjustment of the TDA Board Meeting Schedule for the remainder of the 2020 calendar year.

f. Discussion, consideration, and vote to approve a Resolution authorizing the Schematic Design Plans as presented by VEP II, LLC from the Central Park TIF.

6. **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 Counsel to interview candidates for the position of TDA Project and Development Manager. 25 O.S. §307(B)(1) and 25 O.S. §307(B)(4).

   b. Confidential communication with Counsel regarding Redevelopment Agreement with TEDC for previously approved use of North Peoria TIF funds for assistance for infrastructure and/or public facilities for development of the proposed Project.
Oasis grocery store to be located near the corner of East Reading Street and North Peoria Avenue, Tulsa, Oklahoma.

7. Vote to Return to Open Session

8. Statement of Executive Session

9. Discussion, consideration, and possible vote on items discussed in Executive Session:
   
a. Discussion, consideration, review, and selection of finalists for the position of Project and Development Manager.

b. Discussion and possible action regarding Redevelopment Agreement with TEDC for previously approved use of North Peoria TIF funds for assistance for infrastructure and/or public facilities for development of the proposed Project Oasis grocery store to be located near the corner of East Reading Street and North Peoria Avenue, Tulsa, Oklahoma.

10. New Business

11. Adjournment