TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS

NOTICE OF REGULAR MEETING

Thursday, July 9, 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. Consideration of Consent, Routine, Repetitive Items for discussion, consideration, and vote:
   
a. Minutes of June 4, 2020 Regular Meeting

b. Minutes of June 4, 2020 Executive Session Meeting

c. Minutes of June 18, 2020 Special Meeting.

d. Minutes of June 18, 2020 Executive Session Special Meeting

e. Discussion, consideration, and vote to approve a Resolution authorizing Lelia Brown a six (6) month extension to complete construction on or before December 19, 2020 for property located at 570 East Queen Street, Tulsa, Oklahoma.

f. Discussion, consideration and vote to approve a Resolution authorizing payment of the 4th Draw Request from Hartford Crossing, LLC in the amount of $44,100.00 representing an additional 9% completion, for a total completion to date of 41%, payable from a loan from Downtown Development and Redevelopment Fund.

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 Matters Report

7. Discussion, consideration, and vote to accept and approve Financial Reports
   a. May 2020 - Income and Expenditures Report
   b. TIF Reports

8. Receive, Discuss and Vote:
   a. Discussion, consideration, and vote to approve a Resolution endorsing Downtown Housing Study as produced by Development Strategies and presented by Travis Hulse of the Tulsa Planning Office.

   b. Discussion, consideration, and vote to approve a Resolution to increase the shared amount of the Downtown Housing Study Fee Allocation payable by TDA from $20,000.00 to $25,832.50 which represents one-fourth of the total cost of $103,330.00.

   c. Discussion, consideration, and vote to approve a Resolution authorizing a request made by Chester Perry for TDA to sign a Subordination Agreement to allow the a refinance of the existing principal amount of the 1st mortgage at a lower interest rate for real property located at 2017 North Kenosha Court, Tulsa, Oklahoma and amendment of TDA promissory note and mortgage from Mr. Perry.

   d. Discussion, consideration, and vote to approve a Resolution to authorize or deny the one-year extension of Vacant Building Insurance Coverage for TDA-owned properties located at 1520 North Hartford Avenue, Tulsa, Oklahoma and 1427 East 8th Street, Tulsa, Oklahoma and approve General Liability Insurance Coverage for all TDA owned properties.

   e. Discussion, consideration, and vote to approve a Resolution authorizing the return of the Good Faith Deposit to The Flats on Archer, LLC, in the amount of $24,000.00 which is 5% of the total property cost that was purchased at a cost of $360,000.00.
f. Discussion, consideration, and vote to approve a Resolution authorizing the return of the Good Faith Deposit to Valley National Bank, now Vast Bank, in the amount of $36,875.00 (less any Section 3 (c) expenses) as assignee of Ross Group Development, LLC under Contract for Sale of Land for Private Redevelopment for Lots 1, 2 and 3, Block 44, City of Tulsa.

g. Discussion, consideration, and vote to approve a Resolution authorizing transfer of funds from escrow in the amount of $3,500.00 to Fund 712 (Rehab) and $2,777.50 to Fund 710 (Operating).

h. Discussion, consideration, vote to approve an amendment to Resolution No. 6629 that previously authorized a payment to Fairfield Inn and Suites (Fairfield) in the amount of $168,356.00 to reflect a revised final cost amount of $144,265.00 to be paid from the Brady Arts District TIF funds for storm sewer relocation to provide infrastructure improvements for the project located at 111 North Main Street, Tulsa, Oklahoma.

i. Discussion, consideration, and vote to approve a Resolution authorizing the Grant Request made by PH Stadium Hospitality, LLC from the Brady Arts District TIF (District 1) in the amount of $37,500.00 payable to PH Stadium Hospitality, LLC, for reimbursement of public infrastructure improvements in connection with the Holiday Inn Express Downtown located at 310 East Archer Street, Tulsa, Oklahoma.

j. Discussion, consideration, and vote to accept the updated presentation provided by Nelson Allen of Zebra Development, LLC.

k. Discussion, consideration, and vote to approve a Resolution authorizing that TDA assist the City of Tulsa by accepting a conveyance of title to the property known as the Old Mother Tucker Site building located 1410 North Utica Avenue, Tulsa, Oklahoma for redevelopment, reconstruction and implementation of a re-entry program for individuals released from prisons.

l. Discussion, consideration, and vote to approve revised TDA Employee Handbook.

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 an Urban 8 LLC request for refund of the Good Faith Deposit ($13,600.00) held by TDA under the terms of the Contract for Sale of Land for Private Redevelopment between TDA and Urban 8, LLC. 25 O.S. §307(B)(4) and 25 O.S. §307(C)(11).

b. Confidential communication with TDA General Counsel and representatives of Project Oasis regarding terms of Redevelopment Agreement 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. 25 O.S. §307(C)(11).

c. Confidential communication with TDA General Counsel and representatives of Pine Place Development, LLC regarding terms of Redevelopment Agreement for development of the proposed Morton Reserve Project:
   2. Discussion of additional amendment of Redevelopment Agreement to permit additional time to finalize Construction Financial Documentation and demonstrate ability to fund construction of Morton Reserve Project.

d. Discussion of the employment, staffing plans, compensation, and bonus for individual TDA salaried employees: Demauri Myers, Carol Young, Nicole Travis, and a Program Manager position. 25 O.S. §307(B)(1).

10. Vote to Return to Open Session
11. Statement of Executive Session

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

   a. Discussion and possible action regarding Urban 8 LLC request for refund of the Good Faith Deposit held by TDA under the terms of the Contract for Sale of Land for Private Redevelopment between TDA and Urban 8, LLC.

   b. Discussion and possible action regarding Redevelopment Agreement 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.

   c. Discussion and possible action regarding terms of Redevelopment Agreement for development of the proposed Morton Reserve Project:
      2. Additional amendment of Redevelopment Agreement to permit additional time to finalize Construction Financial Documentation and demonstrate ability to fund construction of Morton Reserve Project.

   d. Discussion and possible action regarding the employment, staffing plans, compensation, and bonus for individual TDA salaried employees: Demauri Myers, Carol Young, Nicole Travis, and a Program Manager position.

12. New Business

13. Adjournment