TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS

NOTICE OF SPECIAL MEETING

Monday, February 15, 2021
2:00 p.m.
Virtual Meeting – Zoom Communication

AGENDA

Audio and/or Videoconference Meeting via Zoom Communications, an online meeting and web conferencing tool for Open/Regular Session and Confidential/Executive Session.

There may be no one present onsite during the meeting.

Presenters, and members of the public can attend and view the Board meeting via videoconferencing and teleconferencing by joining from computer, tablet or smartphone using the following link:

Join Zoom Meeting
https://zoom.us/j/8674687727?pwd=Wk5Fd1RBUExekdGV3NERkU0NGtCZz09

Meeting ID: 867 468 7727
Passcode: 12162021

Submitted Materials:
Go to www.tulsadevelopmentauthority.org

BOARD AND STAFF

TO:    Steve Mitchell, Chairman
Ashley Philippsen, Vice Chairwoman
Carl Bracy, Commissioner
Thomas Boxley, Commissioner
Rodrigo Rojas, Commissioner
Jot Hartley, General Counsel

CC:    Kian Kamas, Chief of Economic Development, City of Tulsa
Cheryl Black, Accounting, City of Tulsa
Linn Cain, Accounting, City of Tulsa
Roll Call

1. Farewell and Tribute to Immediate Past Chairwoman, Nancy Lynn Roberts

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

3. Consideration of Consent, Routine, Repetitive Items for discussion, consideration, and vote:
   a. Minutes of December 3, 2020 Regular Meeting
   b. Minutes of December 3, 2020 Executive Session Meeting
   c. Discussion, consideration and vote to approve a Resolution for payment of the Sixth (6th) Draw Request from Hartford Crossing, LLC in the amount of $34,300.00 representing an additional 7% completion, payable from a loan from Downtown Development and Redevelopment Fund.
   d. Discussion, consideration and vote to approve Construction Plans and Building Specifications in accordance with the Contract for Sale of Land for Private Redevelopment, Section 5: Plans, Specifications, Mortgage, Financial and Equity Capital for the purchase and redevelopment of TDA owned property located at 220 North Hartford Avenue, Tulsa, Oklahoma, submitted by Cheryl Wright.

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

5. Discussion, consideration, and vote to accept Staff Bi-Monthly Report
   a. Chairwoman’s 2020 Year End Report
   b. TDA Operational Report (Verbal), Casey Stowe
   c. Development Project Report, Demauri Myers

6. City of Tulsa, Mayor’s Office of Economic Development, Kian Kamas
Mayor’s Office of Economic Development – Update on Economic Development Strategic Planning Recommendations from HR&A.

7. General Counsel
   a. Pending Litigation Report
   b. Memorandum – Pending Non-Litigation Matters Report

8. Discussion, consideration, and vote to accept and approve Financial Reports.
   a. December 2020 - Income and Expenditures Report
   b. Comparative Financial Report
   c. TIF Reports
   d. City of Tulsa Invoice

9. Receive, Discuss and Vote:
   a. Discussion, consideration and vote to approve a Resolution authorizing Casey Stowe as designee to oversee and approve the remaining expenditures of Tulsa Technology District TIF (Tax Increment Finance District No. 3) funds for sidewalk improvements located between First Street and Second Street and between South Cincinnati Avenue and South Detroit Avenue in Downtown Tulsa, as presented by Jeff Scott relating to the previously authorized Downtown Alleyway Project.

   b. Discussion, consideration and vote to approve a Resolution authorizing a request made by First United Bank and Trust Company for TDA to execute Subordination Agreements to allow refinancing of the existing principal amount of the 1st mortgage at a lower interest rate for real property located at the following addresses:

      1. 2020 North Kenosha Ct E, Tulsa, OK 74106 - Lauren Oldham
      2. 2026 North Kenosha Ct E, Tulsa, OK 74106 - Erin Davis

   c. Discussion, consideration and vote to approve a Resolution authorizing the transfer of funds in the amount of $65,000.00 from TDA Fund 712 – Rehab Loan and Grant Fund to the City of Tulsa to support a matching grant for the Brownfield Cleanup and redevelopment of the former City of Tulsa Auction site located at 108 North Trenton, Tulsa, Oklahoma.

   d. Discussion, consideration and vote to approve a Resolution authorizing the execution of a Special Projects Agreement between the City of Tulsa and Tulsa Development Authority for the use of returned Sales Tax Funds in the amount of Three-Hundred Twenty Thousand, Five-
Hundred Forty and no/100 Dollars ($320,540.00) over-collected from Central Park Tax Increment Financing District Number Two (2) for Public Improvements related to the development of the Village Flats - Phase II Apartments.

e. Discussion, consideration and vote to approve the Transfer of previously returned Downtown Revolving Loan Funds remaining in the TDA accounts for City Sales Tax and Joint Venture(s) to the City of Tulsa, for the purposes of facilitating the redeployment of funds for new loans.

f. Discussion, consideration and vote to enter a Contract for Sale of Land for Private Redevelopment between Ellison Investment Group, LLC for the sale of property located at 1717 North Detroit Avenue, Tulsa, Oklahoma, in the amount of $7,500.00 (Dickason Goodman Addition)

g. Discussion, consideration and vote to approve a Resolution authorizing and approving an Interim Use Agreement with the Black Wall Street Chamber of Commerce, Inc. and Tulsa Juneteenth, Inc. for the interim use of TDA-owned land located East of N. Greenwood Avenue, North of the ODOT right-of-way for I-244, West of the railroad right-of-way, South of the OSU parking lot, less and except the Vernon A.M.E. Church property for the 2021 Juneteenth Festival being held from June 16th – June 20th, 2021.

h. Discussion, consideration and vote to authorize an Interim Use Agreement with 1921 Community Commemoration Committee/Tulsa Community Remembrance Coalition for the interim use of TDA-owned land located East of N. Greenwood Avenue, North of the ODOT right-of-way for I-244, West of the railroad right-of-way, South of the OSU parking lot, less and except the Vernon A.M.E. Church property for the 1921 Tulsa Race Massacre Centennial Commemoration events being held from May 28th – May 31st, 2021.

i. Discussion, consideration and vote to approve a Resolution authorizing the Request for Consent of Sale of Land and the execution of a Partial Assignment with VEP III, LLC to execute Phase II development of Townhouses on Lots 70-79, Block 2, The Village at Central Park. The property is generally located on the Southwest Corner of East 6th Street South and South Peoria Avenue, Tulsa, Oklahoma.

j. Discussion, consideration and vote to approve a Resolution authorizing a Development Assistance Agreement with the Tulsa Economic Development Corporation (TEDC) for a development project in North Tulsa known as Project OASIS.
k. Discussion, consideration and vote to approve a Resolution authorizing the execution of an Option Agreement between Pine Place Development and the Tulsa Development Authority for TDA-owned land located on what is commonly referred to as the Morton Site, bounded by East Queen Street, North Greenwood Avenue and North Greenwood Place.

10. 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 a possible Interim Use Agreement with Hiland Dairy Foods Company for temporary use of the Land North of the Inner Dispersal Loop (IDL).

b. Confidential communication with General Counsel regarding the terms of the Contract for Sale of Land for Private Redevelopment with Pine Place Development, LLC.

c. Confidential communication with General Counsel regarding a possible extension of the loan term for Downtown Development Redevelopment Fund (DDRF) loan due to TDA from Tulsa Boxyard, LLC.

d. Confidential communication with General Counsel regarding an extension to the terms and conditions of an Employment Agreement with Casey Stowe, Development and Project Manager.

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

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

   a. Discussion, consideration, and possible action regarding an Interim Use Agreement with Hiland Dairy Foods Company for temporary use of the Land North of the Inner Dispersal Loop (IDL).
   b. Discussion, consideration, and possible action regarding the terms of the Contract for Sale of Land for Private Redevelopment with Pine Place Development, LLC.
   c. Discussion, consideration, and possible action regarding a possible extension of the loan term for the Downtown Development Redevelopment Fund (DDRF) loan payment due to TDA from Tulsa Boxyard, LLC.
   d. Discussion, consideration, and possible action regarding an extension to the terms and conditions of an Employment Agreement with Casey Stowe, Development and Project Manager.

14. New Business

15. Adjournment