

TULSA PUBLIC FACILITIES AUTHORITY

Regular Meeting: August 28, 2014

MINUTES

Trustees of the Tulsa Public Facilities Authority met for its Regular Meeting on Thursday, August 28, 2014 at 4:30 PM in RM 10-205 at City Hall at One Technology Center. Due notice was posted at 4:24 PM on August 26, 2014 with the City Clerk's Office, Suite 260, City Hall at One Technology Center, Tulsa, Oklahoma.

1. Call to Order.

Upon obtaining a quorum, Mr. Cremin called the meeting to order at 4:45 PM.

TRUSTEES PRESENT

J. Patrick Cremin, Chairman
Marcia MacLeod, Vice Chairman
Chuck Blue, Secretary
Jim Twombly, Mayoral Designee

TRUSTEES ABSENT

Dewey F. Bartlett, Mayor
George Sartain

OFFICERS PRESENT: Michael P. Kier, Treasurer & Assistant Secretary
Wendy Z. Martin, Assistant Secretary

OTHERS PRESENT: Tom Simpson, SMG; Ellen Hinchee, City Legal; Christy Basgall, City Finance; Jean Lu, City Finance; Mark Hogan, City Asset Management; Max Wells, City Engineering; and Clay Bird, City of Tulsa

2. Approval of Minutes from the July 24, 2014 Regular Meeting.

No modifications to the minutes were requested.

Motion: Twombly moved approval of the minutes of the July 24, 2014 Regular Meeting.

Second: MacLeod

Vote: The motion carried with the following votes:
Aye: Blue, Cremin, MacLeod, and Twombly
Nay: None

3. Election of 2014-2015 Officers

Motion: MacLeod moved to retain the current 2013-2014 officers to serve as the officers in the 2014-2015 year with the exception of designating Wendy Martin as Assistant Secretary which was vacated by Kim Bennett.

Second: Twombly

Vote: The motion carried with the following votes:
Aye: Blue, Cremin, MacLeod, and Twombly
Nay: None

4. Approval of final payment of \$1,525.21 for a total cost of \$214,992.88 to Flintco, LLC, Contract No. 30754 and acceptance of Project No. SP 12-05, Contract 1 BOK Center Upper Level Suites and VIP Lounge for Project Manager / Construction Manager. (Max Wells, City of Tulsa Engineering).

The item was presented by Max Wells, City of Tulsa Engineering.

Motion: Blue moved approval of final payment of \$1,525.21 for a total cost of \$214,992.88 to Flintco, LLC, Contract No. 30754 and acceptance of Project No. SP 12-05, Contract 1 BOK Center Upper Level Suites and VIP Lounge for Project Manager / Construction Manager.

Second: MacLeod

Vote: The motion carried with the following votes:
Aye: Blue, Cremin, MacLeod, and Twombly
Nay: None

5. Approval of final payment of 204.08 for a total cost of \$41,600 to GH2 Architects, LLC, Contract No. 30918 and acceptance of Project No. SP 13-36 BOK Center Renovations. (Max Wells, City of Tulsa Engineering).

Mr. Wells presented this item and confirmed that items 4 and 5 are the last two contracts awaiting final payments on the BOK Center Renovations project.

Motion: MacLeod moved approval of final payment of 204.08 for a total cost of \$41,600 to GH2 Architects, LLC, Contract No. 30918 and acceptance of Project No. SP 13-36 BOK Center Renovations.

Second: Blue

Vote: The motion carried with the following votes:
Aye: Blue, Cremin, MacLeod, and Twombly
Nay: None

6. City of Tulsa Resolution requesting that the trustees of the Tulsa Public Facilities Authority evaluate the financial status of Once Technology Center, examine the City of Tulsa's current and future financial obligations in One Technology Center Relative to the other potential options, and report to the Mayor and City Council on or before January 1, 2015. (Michael P. Kier, City of Tulsa)

Mr. Kier presented this item. He stated the the City Council and Mayor have approved the resolution and inquired if the TPFA members would like staff to look at arranging for an outside party to under take this effort.

Motion: MacLeod moved that we request staff to undertake the hiring of a third-party to conduct the audit.
Second: Blue
Vote: The motion carried with the following votes:
Aye: Blue, Cremin, MacLeod, and Twombly
Nay: None

7. Approval of the Fifteenth Amendment to the lease entered into among the City of Tulsa, Tulsa Public Facilities Authority, and Bank of Oklahoma on April 7, 2008 for Office Space at One Technology Center. (Michael P. Kier, City of Tulsa)

Mr. Kier presented this item explaining it documents the previously verbal agreement that the City and BOK would vacate the 15th floor if there were a viable tenant agreeing to lease the entire floor. It also extends the lease.

Motion: Twombly moved approval of the Fifteenth Amendment to the lease entered into among the City of Tulsa, Tulsa Public Facilities Authority, and Bank of Oklahoma on April 7, 2008 for Office Space at One Technology Center.
Second: Blue
Vote: The motion carried with the following votes:
Aye: Blue, Cremin, MacLeod, and Twombly
Nay: None

8. Consider a motion and vote to enter Executive Session pursuant to Title 25 O.S. Section 307(C)(10) to discuss a development proposal for land owned by Tulsa Public Facilities Authority at 71st and Riverside and which includes a determination that public disclosure of the matter would violate the confidentiality of the business (Clay Bird, City of Tulsa).

Motion: Blue moved to enter Executive Session pursuant to Title 25 O.S. Section 307(C)(10) to discuss a development proposal for land owned by Tulsa Public Facilities Authority at 71st and Riverside and which includes a determination that public disclosure of the matter would violate the confidentiality of the business.
Second: Twombly
Vote: The motion carried with the following votes:
Aye: Blue, Cremin, MacLeod, and Twombly
Nay: None

The members entered Executive Session at 4:57 PM. Mr. Bird and Ms. Hinchee were present and Mr. Bird presented the item.

9. Leave Executive Session on discussion of a development proposal for 71st & Riverside for the purpose of taking any appropriate related action.

Upon conclusion of the discussion, the meeting was opened to the public.

Motion: At approximately 5:00 PM, Twombly moved that the members of TPFA affirm that the information presented did support the need for an executive session, that nothing other than the development proposal for 71st & Riverside was discussed, and that the members leave executive session.

Second: MacLeod

Vote: The motion carried with the following votes:
Aye: Blue, Cremin, MacLeod, and Twombly
Nay: None

Motion: Twombly moved that we agree to the letter of intent with an expiration date of June 1, 2015, that Clay Bird be directed to proceed with discussions and to report back on a regular basis.

Second: Blue

Vote: The motion carried with the following votes:
Aye: Blue, Cremin, MacLeod, and Twombly
Nay: None

Mr. Bird stated that in addition to providing an update on the letter of intent and discussions that he will provide an update regarding the volleyball courts.

10. Discussion of upcoming agenda items.

Mr. Kier stated the upcoming items would include reporting back concerning the engagement of a third party in response to the City's resolution, Mr. Bird's update on the Riverside development proposal and financial reports from SMG. There is a lease proposal out for OTC space as well.

11. Next Regular Meeting: September 25, 2014. No discussion

12. Adjournment.

Motion: At 5:30 PM, Blue moved that the meeting be adjourned.

Second: MacLeod

Vote: The motion carried with the following votes:
Aye: Blue, Cremin, MacLeod, and Twombly
Nay: None



Wendy Z. Martin, TPFA Assistant Secretary

October 23, 2014

Date Approved by Authority