

TULSA PUBLIC FACILITIES AUTHORITY

Regular Meeting: June 25, 2015

MINUTES

Trustees of the **Tulsa Public Facilities Authority** met for its Regular Meeting on Thursday, June 25, 2015 at 4:30 PM in RM 10-205 at City Hall at One Technology Center. Due notice was posted at 9:38 AM on June 24, 2015 with the City Clerk's Office, Suite 260, City Hall at One Technology Center, Tulsa, Oklahoma. Due notice was amended and posted at 3:24 PM on June 24, 2015 with the City Clerk's Office, Suite 260, City Hall at One Technology Center, Tulsa, Oklahoma.

1. Call to Order.

Upon obtaining a quorum, Ms. MacLeod, Vice-Chairman, called the meeting to order at approximately 4:32 PM.

TRUSTEES PRESENT

J. Patrick Cremin, Chairman Arrived at 4:33pm
Jim Twombly, Mayoral Designee
Chuck Blue, Secretary
George Sartain
Marcia MacLeod, Vice Chairman Departed at 5:32pm

TRUSTEES ABSENT

Dewey F. Bartlett, Mayor

OFFICERS PRESENT: Melissa Stice, Assistant Secretary
Mike Kier, Assistant Secretary and Treasurer

OTHERS PRESENT: Tom Simpson, SMG; Christy Basgall, City Finance; Shirley Twilley, City Finance; Jean Lu, City Finance; Clay Bird, City Economic Development; Tammy Pitts, City Finance; Crystal Keller, City Economic Development; Mark Hogan, City Asset Management; Tom Wolff, Billy Casper Golf Management; Dwain Midget, City Community Development; Don Bouvier, UCR Development; David Bouvier, UCR Development; Tim Thornton, City Parks

2. Approval of Minutes from the May 28, 2015 Regular Meeting.

No changes to the minutes were requested.

Motion: Blue moved approval of the minutes of the May 28, 2015 Regular Meeting.

Second: Twombly

Vote: The motion carried with the following votes:

Aye: Blue, Sartain, Twombly, MacLeod

Nay: None

3. **Discussion on the renewal of the contract with Billy Casper Golf, LLC for Golf Management Services (Dwain Midget, WIN; Tom Wolff, Billy Casper Golf)**

Dwain Midget presented this item. He notified the Authority that the Billy Casper Golf Management contract is on the 8th of 9 renewals. Mr. Midget has requested that a decision on the next steps be made by January. The Authority requested to see the proposal Billy Casper Golf submitted to Mr. Midget and additional information on the Incentive Fee to be discussed at the next meeting.

4. **One Technology Center - Comparative Financial Statements for the Ten Months Ended April 30, 2015 and 2014 (Shirley Twilley, Finance).**

Report presented by Shirley Twilley.

5. **BOK Arena & Cox Business Center Financial Reports for period ending April 30, 2015. (Tom Simpson, SMG).**

Reports presented by Tom Simpson.

6. **Approval of a Budget Transfer, BC56450TP5, within the OTC Capital Fund to fund technology upgrades within the building and to pay broker commission related to leasing the 8th Floor, \$171,833.91. (Tammy Pitts, City of Tulsa Finance)**

Tammy Pitts presented this item.

Motion: MacLeod moved for the approval of the budget transfer, BC56450TP5, in the amount of \$171,833.91, within the OTC Capital Fund to fund technology upgrades within the building and to pay broker commission related to leasing the 8th Floor.

Second: Blue

Vote: The motion carried with the following votes:

Aye: Blue, Sartain, Twombly, MacLeod, and Cremin

Nay: None

7. **Approval of a Budget Amendment, BC56450DD1, to decrease appropriations within the TPFA/OTC Capital Fund for expenses related to the Level 3 tenant agreement and technology upgrades, \$710,098.54. (Tammy Pitts, City of Tulsa Finance)**

Tammy Pitts presented this item.

Motion: MacLeod moved for the approval of the budget amendment, BC56450DD1, in the amount of \$710,098.54, to decrease appropriations within the TPFA/OTC Capital Fund for expenses related

to the Level 3 tenant agreement and technology upgrades.

Second: Twombly

Vote: The motion carried with the following votes:

Aye: Blue, Sartain, Twombly, MacLeod, and Cremin

Nay: None

8. **Consider a motion and vote to enter Executive Session pursuant to Title 25 O.S. Section 307(C)(10) to consider possible revision and/or 30-day or greater extension of the existing Letter of Intent 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: MacLeod moved to enter Executive Session pursuant to Title 25 O.S. Section 307(C)(10) to consider possible revision and/or 30-day or greater extension to the existing Letter of Intent 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: Blue

Vote: The motion carried with the following votes:

Aye: Blue, Cremin, Sartain, MacLeod and Twombly

Nay: None

The members entered Executive Session at 5:18 PM. Mr. Bird, Mr. Kier, Ms. Keller, Mr. Hogan, Mr. Bouvier, Mr. Bouvier, and Ms. Stice were also present. Mr. Bird presented the item.

9. **Leave Executive Session on discussion of status, possible revision, and/or 30-day or greater extension of the existing Letter of Intent for 71st & Riverside for the purpose of taking any appropriate related action, including but not limited to approving or denying the revision or extension.**

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

Motion: 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 extension of the Letter of Intent for 71st & Riverside was discussed, and that the members leave executive session.

Second: MacLeod

Vote: The motion carried with the following votes:

Aye: Blue, MacLeod, Sartain, Twombly and Cremin

Nay: None

Motion: Twombly moved to extend the existing Letter of Intent by 60 days.
Second: MacLeod
Vote: The motion carried with the following votes:
Aye: Blue, Sartain, MacLeod, Twombly and Cremin
Nay: None

Ms. MacLeod departed at 5:32 pm.

10. Consider a motion and vote to enter Executive Session pursuant to Title 25 O.S. Section 307(C)(10) to consider the sale of 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: Twombly moved to enter Executive Session pursuant to Title 25 O.S. Section 307(C)(10) to consider the sale of 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: Blue
Vote: The motion carried with the following votes:
Aye: Blue, Sartain Twombly and Cremin
Nay: None

The members entered Executive Session at 5:32 PM. Mr. Bird, Mr. Kier, Ms. Keller, Mr. Hogan, Mr. Bouvier, Mr. Bouvier, and Ms. Stice were also present. Mr. Bird presented the item.

11. Leave Executive Session on discussion of the possible sale of land at 71st & Riverside for the purpose of taking any appropriate related action, including but not limited to authorizing the negotiation of terms and drafting of a contract for sale of the property or approving a contract for sale of the property.

Motion: Twombly moved that the members of TPFPA affirm that the information presented did support the need for an executive session, that nothing other than the sale of the land at 71st & Riverside was discussed, and that the members leave executive session.
Second: Sartain
Vote: The motion carried with the following votes:
Aye: Blue, Sartain, Twombly and Cremin
Nay: None

The members decided to take no further action on this item at this time.

12. Discussion of upcoming agenda items.

Mr. Hogan noted that a lease from BOK for the 15th floor in One Technology Center should be on an upcoming agenda.

13. Next Regular Meeting: July 23, 2015.

14. Adjournment.

Without objection, Mr. Cremin adjourned the meeting at approximately 5:48 PM.



Melissa C. Stice, TPFA Assistant Secretary

7/23/2015

Date Approved by Authority

