

TULSA PUBLIC FACILITIES AUTHORITY

Regular Meeting: July 23, 2015

MINUTES

Trustees of the Tulsa Public Facilities Authority met for its Regular Meeting on Thursday, July 23, 2015 at 4:30 PM in RM 10-205 at City Hall at One Technology Center. Due notice was posted at 1:34 PM on July 20, 2015 with the City Clerk's Office, Suite 260, City Hall at One Technology Center, Tulsa, Oklahoma. Due notice was amended and posted at 2:57 PM on July 22, 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, Mr. Cremin, Chairman, called the meeting to order at approximately 4:33 PM.

TRUSTEES PRESENT

J. Patrick Cremin, Chairman
Jim Twombly, Mayoral Designee Arrived at 4:33pm
Chuck Blue, Secretary Arrived at 4:37pm
George Sartain
Marcia MacLeod, Vice Chairman

TRUSTEES ABSENT

Dewey F. Bartlett, Mayor

OFFICERS PRESENT:

Melissa Stice, Assistant Secretary
Larry Hood for Michael Kier, City Finance

OTHERS PRESENT:

Christy Basgall, City Finance; Shirley Twilley, City Finance;
Jean Lu, City Finance; Clay Bird, City Economic
Development; Mark Hogan, City Asset Management; Tom
Wolff, Billy Casper Golf Management; Dwain Midget, City
Community Development; Don Bouvier, North Point; Kevin
Canfield, The Frontier; Ellen Hinchee, City Legal;

2. Approval of Minutes from the June 25, 2015 Regular Meeting.

No changes to the minutes were requested.

Motion: MacLeod moved approval of the minutes of the June 25, 2015 Regular Meeting.

Second: Sartain

Vote: The motion carried with the following votes:
Aye: Blue, Sartain, Twombly, MacLeod, Cremin
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)

Tom Wolff presented this item. The Trustees discussed the terms of the previous agreement in comparison to the contract amendment proposal brought forward by Billy Casper Golf, which would extend the terms of the current agreement. They also discussed the incentive fee built into the current contract. This item is to be brought back at a future meeting for a possible vote.

4. One Technology Center - Comparative Financial Statement for the Eleven months ending May 31, 2015 and 2014 (Shirley Twilley, Finance).

Shirley Twilley presented this report.

5. ADDED BY ADDENDUM: Approval of an amendment to the Lease Agreement between the City of Tulsa, Tulsa Public Facilities Authority and Bank of Oklahoma, N.A. for office space in OTC.

This item was pulled from the agenda without objection. It will be brought back on a future agenda with amended verbiage.

6. Consider a motion and vote to enter Executive Session pursuant to Title 25 O.S. Section 307(C)(10) to consider revision and/or extension of the existing Letter of Intent for land owned by Tulsa Public Facilities Authority at 71st and Riverside, which includes a determination that public disclosure of the matter would violate the confidentiality of the business (Clay Bird, City of Tulsa).

Staff requested to skip items 6 and 7. These items were pulled from the agenda without objection.

7. Leave Executive Session on discussion of revision, and/or 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.

See item 6.

8. Consider a motion and vote to enter Executive Session pursuant to Title 25 O.S. Section 307(C)(10) to consider a Purchase and Sale Contract for land owned by Tulsa Public Facilities Authority at 71st and Riverside, 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 a Purchase and Sale Contract 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 4:49 PM. Mr. Bird, Mr. Hood, Mr. Hogan, Mrs. Hinchee, and Ms. Stice were also present. Mr. Bird presented the item.

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

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

Motion: Sartain moved that the members of TPFA affirm that the information presented did support the need for an executive session, that nothing other than a Purchase and Sale Contract 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 authorize continued negotiation on a Purchase and Sale Contract for land owned by Tulsa Public Facilities Authority at 71st and Riverside

Second: Blue

Vote: The motion carried with the following votes:

Aye: Blue, Sartain, MacLeod, Twombly and Cremin

Nay: None

Mr. Cremin noted that a special meeting will be held on July 29, 2015 at 4:30 PM.

10. Discussion of potential upcoming agenda items.

11. Next Regular Meeting: August 27, 2015.

12. Adjournment

Without objection, Mr. Cremin adjourned the meeting at approximately 5:43 PM.



Melissa C. Stice, TPFA Assistant Secretary

9/24/15

Date Approved by Authority