

TULSA PUBLIC FACILITIES AUTHORITY

Special Meeting: July 29, 2015

MINUTES

Trustees of the Tulsa Public Facilities Authority met for a Special Meeting on Wednesday, July 29, 2015 at 4:30 PM in RM 10-203 at City Hall at One Technology Center. Due notice was posted at 8:01 AM on July 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 4:45 PM.

TRUSTEES PRESENT

J. Patrick Cremin, Chairman Arrived at 4:53pm
Jim Twombly, Mayoral Designee
Chuck Blue, Secretary
George Sartain
Marcia MacLeod, Vice Chairman

TRUSTEES ABSENT

Dewey F. Bartlett, Mayor

OFFICERS PRESENT:

Melissa Stice, Assistant Secretary
Mark Weathers for Michael Kier, City Finance

OTHERS PRESENT:

Clay Bird, City Economic Development; Mark Hogan, City Asset Management; Don Bouvier, North Point; Kevin Canfield, The Frontier; Ellen Hinchee, City Legal; Graham Brannin, Citizen; Meagan Farley, KOTV; Lou Reynolds, Eller and Detrich

2. Approval a Short Term Lease Agreement between the City of Tulsa, Tulsa Public Facilities Authority and BOKF, NA, a national banking association d/b/a Bank of Oklahoma for office space in One Technology Center.

Mark Hogan presented the short term lease agreement.

Motion: Twombly moved to approve the Short Term Lease Agreement between the City of Tulsa, Tulsa Public Facilities Authority and BOKF, NA, a national banking association d/b/a Bank of Oklahoma for office space in One Technology Center

Second: Sartain

Vote: The motion carried with the following votes:

Aye: Twombly, MacLeod, Blue, Sartain

Nay: None

3. 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).

Before going into executive session the Trustees heard from Mr. Brannin on the purchase and sale contract. Mr. Brannin expressed his concern with the acreage, environmental impact and requested time for more public input and knowledge.

Motion: Sartain 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: MacLeod

Mr. Blue requested to table the vote, so they could discuss with the citizen's concerns.

Motion: Sartain moved to table his previous motion.

Second: MacLeod

Vote: The motion carried with the following votes:

Aye: Cremin, MacLeod, Blue, Twombly, Sartain

Nay: None.

The Trustees discussed Mr. Brannin's concerns with him. Mr. Blue noted that they had received no previous interest on the subject from the citizens. Mr. Brannin also expressed that un-named officials within the City and INCOG do not believe that their input within the process was heard or taken into account. Mr. Bird spoke to the design, compliance requirements, and developer's communications with staff and Elected Officials.

Motion: Blue 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: Twombly

Vote: The motion carried with the following votes:

Aye: Cremin, MacLeod, Twombly, Blue, Sartain

Nay: None

The members entered Executive Session at 5:04 PM. Mr. Bird, Mr. Weathers, Mr. Hogan, Mrs. Hinchee, and Ms. Stice were also present. Mr. Bird presented the item.

At the recess in discussions at 6:13 PM, the meeting was opened to the public.

Motion: Twombly moved that that the members recess the executive session.
Second: MacLeod
Vote: The motion carried with the following votes:
Aye: Cremin, MacLeod, Blue, Twombly, Sartain
Nay: None

The Trustees requested that the developers speak to their obligations surrounding the bike path and the 1031 exchange language within the contract, the design and landscaping of the property facing the bike path and river, and process surrounding the covenants.

Motion: Blue moved to re-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: MacLeod
Vote: The motion carried with the following votes:
Aye: Cremin, MacLeod, Twombly, Blue, Sartain
Nay: None

The members entered Executive Session at 6:22 PM. Mr. Bird, Mr. Weathers, Mr. Hogan, Mrs. Hinchee, and Ms. Stice were also present. Mr. Bird presented the item.

4. **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: MacLeod 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: Twombly
Vote: The motion carried with the following votes:
Aye: Cremin, MacLeod, Sartain, Blue, Twombly
Nay:

Motion: MacLeod moved table any decision on a Purchase and Sale Contract pending the resolution of certain questions brought up by Authority Members and to have those answered and another vote on this contract for land owned by Tulsa Public Facilities Authority at 71st and Riverside by August 12th.

Second: Sartain

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

5. Next Regular Meeting: August 27, 2015.

6. Adjournment

Motion: Sartain moved to adjourn

Second: Blue

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

Without objection, the meeting adjourned at approximately 7:04 PM.



Melissa C. Stice, TPFA Assistant Secretary

9/24/15

Date Approved by Authority