

TULSA PUBLIC FACILITIES AUTHORITY

Regular Meeting: September 24, 2015

MINUTES

Trustees of the Tulsa Public Facilities Authority met for a Regular Meeting on Thursday September 24, 2015 at 4:30 PM in RM 10-205 at City Hall at One Technology Center. Due notice was posted at 4:44 PM on September 22, 2015 with the City Clerk's Office, Suite 260, City Hall at One Technology Center, Tulsa, Oklahoma. Amended notice was posted at 2:04 PM on September 23, 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 4:34 PM.

TRUSTEES PRESENT

J. Patrick Cremin, Chairman
Chuck Blue, Secretary Arrived at 4:36 PM
George Sartain
Jim Twombly, Mayoral Designee

TRUSTEES ABSENT

Marcia MacLeod, Vice Chairman
Dewey F. Bartlett, Mayor

OFFICERS PRESENT:

Melissa Stice, Assistant Secretary
Michael Kier, City Finance

OTHERS PRESENT:

Herb Beattie; Tom Simpson, SMG; Christy Basgall, City Finance; Jean Lu, City Finance; Shirley Twilley, City Finance; Mark Hogan, City Asset Management; Ellen Hinchee, City Legal; Steve Jackson, City Internal Auditing; Susan Miller, INCOG; Rick Maranon, Fox 23

2. Approval of Minutes from the July 23, 2015 Regular Meeting

No changes to the minutes were requested.

Motion: Twombly moved approval of the minutes of the July 23, 2015 Regular Meeting.

Second: Sartain

Vote: The motion carried with the following votes:

Aye: Sartain, Twombly, Cremin

Nay: None

3. Approval of Minutes from the July 29, 2015 Special Meeting

No changes to the minutes were requested.

Motion: Twombly moved approval of the minutes of the July 29, 2015 Special Meeting.
Second: Sartain
Vote: The motion carried with the following votes:
Aye: Sartain, Twombly, Cremin
Nay: None

4. Approval of Minutes from the August 11, 2015 Special Meeting

Mr. Beattie requested to speak on the contents of the August 11, 2015 minutes. He believed that the City's Attorney, Mr. Cremin and Ms. MacLeod all expressed concern about the Authority's ability to sell the property listed on item # 3. The trustees noted that they remembered the City Attorney stating that they did have the authority to sell the property. They also stated that the concerns of Mr. Cremin and Ms. MacLeod were noted in the minutes.

No changes to the minutes were requested.

Motion: Twombly moved approval of the minutes of the August 11, 2015 Special Meeting.
Second: Sartain
Vote: The motion carried with the following votes:
Aye: Blue, Sartain, Twombly, Cremin
Nay: None

5. Election of 2015-2016 Officers

The Trustees discussed potential individuals who could serve in the Secretary position.

Motion: Twombly moved that the current officers remain in their current positions for the fiscal year 2015-2016.
Second: Sartain
Vote: The motion carried with the following votes:
Aye: Blue, Sartain, Twombly, Cremin
Nay: None

6. Consider development of a policy for public comments at Tulsa Public Facilities Authority Meetings (Mike Kier, City of Tulsa)

Mr. Kier brought forward the opportunity for the Trustees to set a procedure on how they would like to handle public comments. Mr. Kier offered a number of potential options, including allowing no comments, restricting comments to the agenda items listed, and an open general public comments option. Discussion ensued between the trustees on how they would like to handle public comments.

Motion: Blue moved to adopt a procedure to allow public comments to be taken

up at the beginning of each agenda item, with the comments specifically addressing that agenda item and a limit of 30 minutes total per agenda item, 5 minutes per comment and the ability to extend the times if the trustees so chose.

Second: Twombly

Vote: The motion carried with the following votes:

Aye: Blue, Sartain, Twombly, Cremin

Nay: None

7. Discussion and potential action on rezoning applications brought forward by the City Council and to be heard by TMAPC on October 7, 2015. (Susan Miller, INCOG)

a. **PUD-128-I – City Council, Location: South of southwest corner of South Riverside Drive and East 71st Street South, requesting a PUD Major Amendment to abandon a portion of the PUD, (CD 2) (Related to Z-7314)**

b. **Z-7314 – City Council, Location: South of southwest corner of South Riverside Drive and East 71st Street South, requesting, requesting rezoning from RS-4/RM-2/PUD-128-E to AG, (CD 2) (Related to PUD-128-I)**

Ms. Miller presented these items together. She informed the Trustees that the applications were initiated by City Council and request to abandon a portion of the existing PUD and rezone the RS-4, RM-2 and PUD-128-E to AG. She noted that abandoning the PUD would remove the allowable park use for Helmerich Park and would make it a legal non-conforming use. To make the park a legal conforming use an application would need to be brought before the Board of Adjustment to allow the special exception. Susan suggested that the Parks Department submit the application.

Motion: Sartain moved to concur with the proposed changes.

Second: Twombly

Mr. Blue requested to amend the motion to request initiation of an application to seek a special exception to add the park use. Discussion ensued

Motion: Blue motioned to amend the motion to request initiation of an application to seek a special exception to add the park use.

Second: Sartain

Vote: The motion carried with the following votes:

Aye: Blue, Sartain, Twombly, Cremin

Nay: None

After voting on amending the motion the Trustees voted on the initial motion as amended.

Vote: The motion carried with the following votes:

Aye: Blue, Sartain, Twombly, Cremin

Nay: None

8. Update on the One Technology Center leases (Mark Hogan, City of Tulsa).

Mr. Hogan noted that the building was at 98% capacity in June. BOK has since downsized their occupancy and will vacate completely as of October 31st. Deloitte will also vacate completely as of October 31st. The building is expected to be at 88% occupancy in November.

9. Consider a motion and vote to enter Executive Session pursuant to Title 25 O.S. Section 307(B)(4) to discuss the Master Lease Agreement for One Technology Center, for the purpose of allowing confidential communications between a public body and its attorney concerning a pending claim, investigation, or litigation. (Mike Kier, Ellen Hinchee and Mark Hogan, City of Tulsa).

Motion: Twombly moved to enter executive session pursuant to Title 25 O.S. Section 307(B)(4) to discuss the Master Lease Agreement for One Technology Center, for the purpose of allowing confidential communications between a public body and its attorney concerning a pending claim, investigation, or litigation.

Second: Blue

Vote: The motion carried with the following votes:

Aye: Blue, Sartain, Twombly, Cremin

Nay: None

The members entered Executive Session at 5:08 PM. Mr. Kier, Mr. Hogan, Mrs. Hinchee, and Ms. Stice were also present. Mr. Kier, Mr. Hogan and Mrs. Hinchee presented the item.

10. Leave Executive Session on discussion of One Technology Center for the purpose of taking any appropriate related actions.

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 Master Lease Agreement for One Technology Center was discussed, and that the members leave executive session.

Second: Blue

Vote: The motion carried with the following votes:

Aye: Cremin, Sartain, Blue, Twombly

Nay: None

11. New Business

No new business

12. Discussion of potential upcoming agenda items.

Mr. Kier noted that an amendment to the SMG management agreement regarding extraordinary events would be forthcoming.

13. Next Regular Meeting: October 22, 2015

14. Adjournment

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

Without objection, the meeting adjourned at approximately 5:53 PM.



Melissa C. Stice, TPFA Assistant Secretary

10/22/15

Date Approved by Authority