

# **TULSA PUBLIC FACILITIES AUTHORITY**

Regular Meeting: November 19, 2015

## **MINUTES**

Trustees of the Tulsa Public Facilities Authority met for a Regular Meeting on Thursday November 19, 2015 at 4:30 PM in RM 10-205 at City Hall at One Technology Center. Due notice was posted at 3:25 PM on November 18, 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 4:30 PM.

#### **TRUSTEES PRESENT**

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

#### **TRUSTEES ABSENT**

George Sartain  
Marcia MacLeod, Vice Chairman  
Dewey F. Bartlett, Mayor

#### **OFFICERS**

**PRESENT:**

Melissa Stice, Assistant Secretary  
Michael Kier, City Finance

#### **OTHERS**

**PRESENT:**

Tom Simpson, SMG; Christy Basgall, City Finance; Jean Lu, City Finance; Shirley Twilley, City Finance; Ellen Hinchee, City Legal; Mark Hogan, City Asset Management; Gerry Bender, City Legal; Stephan Wangsgard, City Legal

### **2. Approval of Minutes from the October 22, 2015 Regular Meeting**

No changes to the minutes were requested.

Motion: Blue moved approval of the minutes of the October 22, 2015 Regular Meeting

Second: Twombly

Vote: The motion carried with the following votes:

Aye: Twombly, Blue, Cremin

Nay: None

### **3. Discuss the City of Tulsa One Technology Center Smoking Policy (Mark Hogan, City of Tulsa)**

Mark Hogan noted that the Health Department is encouraging a no smoking on premise policy. This is a change happening in society today. The City investigated this in relation to the One Technology Center parking garage and found that the City will not be seeking a change to the policy at this time. The request from the health department is more restrictive than the current state law on this subject. The City

cannot be more restrictive than state law, but as state law changes this may require future action by this body.

**4. Discussion and Approval of a special parking rate for City vehicles in the One Technology Center parking garage (Mark Hogan, City of Tulsa)**

Mark Hogan requested that the committee allow him to relocate 54 City vehicles to the rooftop of the One Technology Center garage at a rate of \$59.90 a month. These vehicles are currently located in the Williams North garage and have been damaged several times. Williams North has no security cameras for the property. Due to a reduction in tenants there is space in the OTC garage.

Motion: Twombly moved to approve a special parking rate for 54 City of Tulsa vehicles on the rooftop of the One Technology Center at a rate of \$59.90

Second: Blue

Amendment: Blue requested to amend the motion to add that this arrangement should be approved until a time at which the space is needed for One Technology Center tenants

Agreement: Twombly

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

**5. Consider a motion and vote to enter Executive Session pursuant to Title 25 O.S. Section 307(B)(4) to discuss pending and potential litigation regarding the Purchase and Sale Contract for land owned by Tulsa Public Facilities Authority at 71st and Riverside, for the purpose of allowing confidential communications between a public body and its attorney concerning a pending claim, investigation, or litigation. (Ellen Hinchee and Janine Van Valkenburg, City of Tulsa)**

Motion: Blue motioned to enter Executive Session pursuant to Title 25 O.S. Section 307(B)(4) to discuss pending and potential litigation regarding the Purchase and Sale Contract for land owned by Tulsa Public Facilities Authority at 71st and Riverside, for the purpose of allowing confidential communications between a public body and its attorney concerning a pending claim, investigation, or litigation.

Second: Twombly

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

The members entered Executive Session at 4:46 PM. Mr. Kier, Mrs. Hinchee, Mr. Bender, Mr. Wangsgard, Mr. Hogan and Ms. Stice were also present. Mrs. Hinchee and Mr. Bender presented the item.

**6. Leave Executive Session on discussion of pending and potential litigation regarding the Purchase and Sale Contract for land owned by Tulsa Public Facilities Authority at 71st and Riverside 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 pending and potential litigation regarding the Purchase and Sale Contract for land owned by Tulsa Public Facilities Authority at 71st and Riverside was discussed, and that the members leave executive session.

Second: Blue

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

The Authority took a short break from 5:16 pm to 5:19 pm between item 6 and item 7.

**7. 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 and Ellen Hinchee, City of Tulsa).**

Motion: Twombly moved to enter executive session pursuant to 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: Cremin, Twombly, Blue  
Nay: None

The members entered Executive Session at 5:20 PM. Mr. Kier, Mrs. Hinchee, Ms. Basgall, and Ms. Stice were also present. Mr. Kier presented the item.

**8. 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, Twombly, Blue

Nay: None

**9. New Business**

No new business

**10. Discussion of potential upcoming agenda items.**

Mr. Blue inquired of the status of the East Tulsa TIF. Mr. Kier informed the trustees that the TPFPA trust indenture did not cover the role that would be needed for this TIF. Tulsa Industrial Authority would be utilized for the role.

**11. Next Regular Meeting: December 17, 2015.**

**12. Adjournment**

**13. New Business**

Motion: Blue moved to adjourn

Second: Twombly

Vote: The motion carried with the following votes:

Aye: Twombly, Cremin, Blue

Nay: None

Without objection, the meeting adjourned at approximately 5:31 PM.

  
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Melissa C. Stice, TPFPA Assistant Secretary

12/11/15  
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Date Approved by Authority