

Ordinance

Version 3.2 released on 8/3/21

Use for all Ordinances including: TRO, Budget, Zoning, Declarations, Just Indentures, etc.



CITY COUNCIL USE ONLY

Date Received: _____
Committee Date: _____
1st Agenda Date: _____

Tracking #: _____
Committee: _____
Hearing Date: _____
2nd Agenda Date: _____

CITY CLERK USE ONLY

☐ Scanned Date: 02.02.2022
☐ Posted Item #: 2202.00254

All department items requiring Council approval must be submitted through the Mayor's Office.

Primary Details

Dept. Tracking No.	Board Approval Tulsa Parking Authority	Other Board Name	City Council Approval <input checked="" type="radio"/> Yes <input type="radio"/> No
Department Mayors Office	Contact Name Kathryn Junk	Email jbetancourt@cityoftulsa.org	Phone 918-596-7700
Subject (Description) Termination of Tulsa Parking Authority	Ordinance Type Other		
Section	Township	Range	Lot
Block	Address		BA / CT Number
Amending Ord. No.	TRO Title No. e.g. 43	TRO Subtitle e.g. G	Property/Non-Property
Council District	Zoning No.	PUD No.	Planning District

Budget

Funding Source(s)

TOTAL:

Enter the funding source(s) using the appropriate Munis funding format: Org (Allocation Code)-Object-Amount (1001211-531401-\$10.00) or Project String-Amount (144104.AbstTitle5413102.6001-4043122-541102-\$30,000.01)

Approvals

Department: _____
Legal: Erika Grayson
Board: _____
Mayor: [Signature]
Other: _____

Date: _____
Date: 1-31-21
Date: _____
Date: FEB 01 2022
Date: _____

Policy Statement

Background Information

The City Council and Mayor approved the creation of Tulsa Authority for Economic Opportunity by Amended and Restated Trust Indenture through Ordinance 24590. The City Council and Mayor approved the incurring of indebtedness by Resolution 20102 through the transfer of assets and liabilities of TPA to TAE0. The City Council and Mayor approved Resolution 20103, executed and thereby approved the transfer of all real and personal property operated by TPA to TAE0 to be conveyed through Quit Claim Deeds and Bill of Sale. The City of Tulsa and TPA executed a General Assignment of Contracts to be effective, assigning all of TPA's existing contract rights and obligations to TAE0.

Provide background information on the requested action.

Summation of the Requested Action

An ordinance approving the termination of Tulsa Parking Authority by City Council and Mayor.

Summarize the pertinent details of the requested action.

Emergency Clause?

☐ Yes

☒ No

Reason for Emergency Clause

Explain why you are requesting that the City Council approve this action with an emergency clause.

Processing Information for City Clerk's Office

Post Execution Processing

- ☐ Mail vendor copy (add'l signature copies attached)
- ☐ Must be filed with other governmental entity
- ☐ Add'l governmental entity approval(s) required

Additional Routing and Processing Details

Please complete the process of processing the ordinance and returned a signed copy to TAE0.

(Published in the Tulsa World,
_____.)

ORDINANCE _____

AN ORDINANCE APPROVING THE TERMINATION OF
TULSA PARKING AUTHORITY ("TPA") BY CITY
COUNCIL AND MAYOR.

WHEREAS, the City Council and Mayor approved the creation of Tulsa Authority for Economic Opportunity ("TAE0") by Amended and Restated Trust Indenture on April 8, 2021 through Ordinance 24590; and

WHEREAS, the City Council and Mayor approved the incurring of indebtedness on May 5, 2021 by Resolution 20102, through the transfer of assets and liabilities of TPA to TAE0; and

WHEREAS, the City Council and Mayor approved Resolution 20103, executed on May 5, 2021, and thereby approved the transfer of all real and personal property operated by TPA to TAE0, to be conveyed through Quit Claim Deeds and Bill of Sale on July 1, 2021, and

WHEREAS, the City and TPA executed a General Assignment of Contracts to be effective on July 1, 2021, assigning all of TPA's existing contract rights and obligations to TAE0; and

WHEREAS, the TPA Trustees unanimously voted to terminate the Tulsa Parking Authority on December 16, 2021; and

WHEREAS, all legal requirements of Oklahoma Statutes Title 60, Section 180 for termination of trusts have been met and there are no longer any contractual obligations chargeable against TPA's trust property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF TULSA:

Section 1. The termination of Tulsa Parking Authority is hereby approved by City Council and Mayor.



ADOPTED by the Council _____
(Date)

Chair of the Council

OFFICE OF THE MAYOR

Received by the Mayor: _____, at _____.
Date Time

G.T. Bynum, Mayor

By: _____
Secretary

APPROVED by the Mayor of the City of Tulsa, Oklahoma: _____
Date


at _____.
Time

G.T. Bynum, Mayor

(Seal)
ATTEST:

City Clerk

APPROVED:

City Attorney 

TULSA PARKING AUTHORITY

REGULAR BOARD MEETING

**Thursday, June 17, 2021; 3:00pm
via Go-To-Meeting
Tulsa, Oklahoma 74103**

BOARD OF TRUSTEES

**A. Craig Abrahamson, Chairman; Joel Kantor, Vice Chairman
Jennifer Griffin, Trustee; Brian Kurtz, Trustee
Kian Kamas, Interim Director
John Weidman, Legal Counsel**

Trustees Present:

**A Craig Abrahamson, Chairman
Jennifer Griffin, Trustee
Brian Kurtz, Trustee**

Staff Members Present:

**Kian Kamas, Interim Director
John Weidman, Legal Counsel**

Others Present:

**Oscar Dozal, SP+
Lynn Hackett, SP+
George Shaffer, American Parking**

Minutes

- I. Call to order – 3:04 p.m.
- II. Consider, discuss, and vote to approve, amend, or revise the minutes from the May 20, 2021, Regular Board meeting minutes.

1st Motion, Brian Kurtz, Trustee; 2nd Motion, Jennifer Griffin, Trustee

Aye and Present: Brian Kurtz, Jennifer Griffin, A Craig Abrahamson

Motion passed to approve the May 20, 2021, minutes.

- III. Consider, discuss, and approve, amend, or revise the 2021 Regular Meeting Schedule of the Tulsa Parking Authority, modifying the location of meetings to require in-person meetings. – Kian Kamas, Chief of Economic Development

1st Motion, Brian Kurtz, Trustee; 2nd Motion, Jennifer Griffin, Trustee

Aye and Present: Brian Kurtz, Jennifer Griffin, and A Craig Abrahamson

- IV. Consider, discuss, and approve, amend, or revise an amendment to the Artist Agreement with Oh Yanoe LLC, to allow for the extension of planned artwork onto Main Street-facing, street-level columns. – Maggie Hoey, Assistant Director DCC and Nia James, Senior Real Estate and Asset Manager.

1st Motion, Brian Kurtz, Trustee; 2nd Motion, Jennifer Griffin, Trustee

Aye and Present: Brian Kurtz, Jennifer Griffin, and A Craig Abrahamson

- V. May 2021 Operator Reports

a. SP+ – Lynn Hackett

- i. Overview of Managed Properties

Lynn Hackett provided an update and overview of the financial statements for the Williams Center, North/South Parking Garage, PAC Lot F and the Green.

Brian Kurtz stating that revenue has increased substantial at the PAC lot by making it automated, he asked if there is a need for this to occur elsewhere and frequently? North and South are already automated, but they will need a person at the PAC Lot to handle validations.

b. American Parking – George Shaffer

- i. Overview of Managed Properties

George Shaffer provided an overview of the financial statements for the Civic Center/Underground, Main Park Plaza and gave an update on tenant leases and rent.

VI. Executive Director's Report

- a. Financial Snapshot – Christy Basgall, Assistant Controller
- b. Staff Report – Nia James, Senior Real Estate and Asset Manager

Nia stated that Wallace Engineering has completed their review of the five garages, they presented the report, and the preliminary budget over the next 2 fiscal years. Mrs. James provide an update and overview of the garages and tenant lease for Main Park Plaza. Nia stated that the artwork is almost complete, and they will begin working on the AI component.

Kian Kamas stated that the Boulder Lot project was on hold during the TAO transition, but Staff met on Wednesday to discuss the purchase price. Kian also stated she has communicated to the developer that the purchase price reduction is still being reviewed.

- c. Main Park Plaza Update – Maggie Hoey, Assistant Director DCC (previously given)

VII. Chairman's Report

- a. Recognition of Peyton Haralson for his Service as the TPA Executive Director.

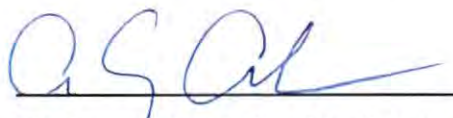
VIII. Public Comment - None

IX. Other Business

- a. Next TPA Meeting – July 15, 2021

X. Adjourn – 3:35pm

The next Tulsa Parking Authority meeting is scheduled for Thursday, June 17, 2021.



Chairman A. Craig Abrahamson

TULSA PARKING AUTHORITY

**Special Board Meeting
Thursday, December 16, 2021, at 12:00 p.m.
175 E. 2nd Street, 10th Floor North – Conference Room
Tulsa, OK 74103**

Trustees Present:

A Craig Abrahamson, Chairman
Jennifer Griffin, Trustee
Mayor G.T. Bynum, Vice-Chairman

Staff Members Present:

Kian Kamas, Interim Director
John Weidman, Legal Counsel
Ilesha Blakely, Board Secretary

Minutes

- I.** Establishment of a Quorum – A Craig Abrahamson, Chair - 12:00 p.m.
- II.** Consider, discuss, and approve, amend, revise, or reject the minutes for the TPA Regular Meeting, June 17, 2021. – A Craig Abrahamson, Chair
 - 1st Motion, Jennifer Griffin, Trustee; 2nd Motion, Mayor G.T. Bynum, Trustee**
 - Aye and Present: Mayor G.T. Bynum, Jennifer Griffin, A Craig Abrahamson**
 - Motion passed to approve the June 17, 2021, minutes.**
- III.** Discussion of Audited Financial Statement for the Years Ended June 30, 2021 & 2020 and related auditor communication. – Christy Basgall COT Controller and Kristin Hughes

Kristin Hughes presented the auditor communication for the Fiscal Year 2021 audit.
Christy Basgall presented the audited financial statements.

IV. Chairman's Report – No Report.

V. Consider, discuss, and approve, amend, revise, or reject the payment(s) of all Costs and Expenses of the Audit in the amount \$19,100. – Christy Basgall, Assistant Controller

1st Motion, Jennifer Griffin, Trustee; 2nd Motion, Mayor G.T. Bynum, Trustee

Aye and Present: Mayor G.T. Bynum, Jennifer Griffin, A Craig Abrahamson

Motion passed to approve all costs and expenses associated with the Audit in the amount of \$19,100.

VI. Consider, discuss, and approve, amend, revise, or reject the payment of legal bills for Hilborne and Weidman in the amount of \$1,000. – Mike Dickerson, Controller

1st Motion, Jennifer Griffin, Trustee; 2nd Motion, Mayor G.T. Bynum, Trustee

Aye and Present: Mayor G.T. Bynum, Jennifer Griffin, A Craig Abrahamson

Motion passed to approve the payment of legal bills for Hilborne and Weidman in the amount of \$1,000.

VII. Consider, discuss, and approve, amend, revise, or reject the payment of any other outstanding bills or costs for the Tulsa Parking Authority. – Mike Dickerson, Controller

1st Motion, Jennifer Griffin, Trustee; 2nd Motion, Mayor G.T. Bynum, Trustee

Aye and Present: Mayor G.T. Bynum, Jennifer Griffin, A Craig Abrahamson

Motion passed to approve any other outstanding bills or cost for the Tulsa Parking Authority.

VIII. Discussion and determination by the Trustees that there are no other outstanding obligations of the Authority, including any cost or expenses owed to any party or any contractual obligations of the Authority chargeable against the trust property of the Tulsa Parking Authority. – Mike Dickerson, Controller

1st Motion, Mayor G.T. Bynum, Trustee; 2nd Motion, Jennifer Griffin, Trustee

Aye and Present: Mayor G.T. Bynum, Jennifer Griffin, A Craig Abrahamson

It is the determination of the board that there are no other outstanding bills or cost for the Tulsa Parking Authority.

- IX. Consider, discuss, and approve, amend, revise or reject the transfer of any funds on hand with the Authority after payment of all costs and expenses approved at this meeting to the beneficiary of the Authority, the City of Tulsa, Oklahoma. – Mike Dickerson, Controller

1st Motion, Jennifer Griffin, Trustee; 2nd Motion, Mayor G.T. Bynum, Trustee

Aye and Present: Jennifer Griffin, A Craig Abrahamson, Mayor G.T. Bynum

Motion passed to approve the transfer of any funds on hand with the Authority after payment of all costs and expenses to the beneficiary of the Authority.

- X. Statement of Trustee of the Authority regarding the agreement to terminate the Tulsa Parking Authority. – John Weidman, Legal Counsel

Mayor G.T. Bynum, Trustee stated that there are no other known outstanding bills by the Tulsa Parking Authority and as Trustee hereby states that the Tulsa Parking Authority should be terminated, and the beneficiary of the trust should be notified of the agreement of the Trustees of the Tulsa Parking Authority to terminate the trust.

Jennifer Griffin, Trustee stated that there are no other known outstanding bills by the Tulsa Parking Authority and as Trustee hereby states that the Tulsa Parking Authority should be terminated, and the beneficiary of the trust should be notified of the agreement of the Trustees of the Tulsa Parking Authority to terminate the trust.

A Craig Abrahamson, Chair stated that there are no other known outstanding bills by the Tulsa Parking Authority and as Trustee hereby states that the Tulsa Parking Authority should be terminated, and the beneficiary of the trust should be notified of the agreement of the Trustees of the Tulsa Parking Authority to terminate the trust.

- XI. Adjourn – 12:20 p.m.



Chairman A. Craig Abrahamson