

04/20/2021 4:41 pm

Office of the  
City Clerk

**Tulsa Authority for Economic Opportunity  
formerly known as (fka)  
Tulsa Industrial Authority  
Regular Board Meeting  
Thursday, April 22, 2021 at 9:00am  
via Zoom  
Tulsa, OK 74103**

**NOTICE: This meeting is to be conducted via videoconference and teleconference - there is no physical site or location for this meeting.**

**All Trustees will appear remotely via videoconference or teleconference. In the event the audio or video signal from this meeting is interrupted, a maximum of thirty (30) minutes will be used to attempt to restore the audio, and if that time elapses, the meeting will deemed to be adjourned to be rescheduled at a date and time to be announced.**

**Join Zoom Meeting:**

<https://zoom.us/j/8674687727?pwd=Wk5Fd1RBUFAxekdGV3NERki0NGtCZz09>

Meeting ID: **867 468 7727**

Passcode: **12162021**

One tap mobile

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Dial by your location

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+1 253 215 8782 US (Tacoma)

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+1 301 715 8592 US (Germantown)

Meeting ID: 867 468 7727

Passcode: 12162020

Find your local number: <https://zoom.us/u/abA3zPfxGF>

**Please click the link below for the backup documents:**

<https://bit.ly/32fiZgz>

**Agenda**

1. Welcome, Call to Order, and introduction of new Trustees. – Mayor G.T. Bynum 9:00am
2. Consider, discuss, and approve, amend or revise the March 25, 2021 Tulsa Industrial Authority Regular Board Meeting minutes. 9:11am
3. Discussion, consideration, and vote to elect Officers of the Tulsa Authority for Economic Opportunity for the remainder of Fiscal Year 2021. 9:12am
  - a. Vice-Chair
  - b. Secretary
  - c. Treasurer
4. Consider, discuss, and approve, amend or revise a resolution accepting the transfer of assets from the City of Tulsa, Oklahoma by quit claim deed, bill of sale, general assignment of contracts and such other documents necessary or convenient for the transfer of assets and assignment and transfer of contracts and agreements from the City of Tulsa, Oklahoma to the Tulsa Authority for Economic Opportunity; authorizing the execution and delivery of such documents and agreements as are necessary or desirable to effect such transfer; and containing other provisions relating thereto. – Kian Kamas, Chief of Economic Development 9:17am
5. Consider, discuss, and approve, amend or revise a resolution relating to the Issuance of the Tulsa Public Facilities Authority Capital Improvements revenue bonds, Series 2021; Authorizing a funding agreement and such other documents, agreements and certificates as may be necessary or incidental in connection therewith; And containing other provisions relating thereto. – Kian Kamas, Chief of Economic Development and Eric Nelson, Legal Counsel 9:22am
6. Discussion, consideration, and vote to approve a Legal Services Engagement Agreement with Eric Nelson, Rosenstein, Fist & Ringold – Jim Coles, Executive Director 9:27am
7. Discussion, consideration, and vote to approve the First Amendment to the Amended and Restated Financing Assistance Agreement with 1124 S. Lewis Ave., LLC. – Spencer Mitchell, Economic Incentives Manager 9:32am
8. Consider, discuss, and approve, amend or revise a resolution authorizing the issuance of not to exceed \$25,000,000.00 Tax Apportionment Revenue Bonds, Series 2021 (Santa Fe 9:37am

Square Project); Waiving competitive bidding on said bonds and authorizing the sale of the bonds at a discount; Approving a bond indenture; Authorizing a purchase contract and such other documents and agreements as may be necessary or required; and containing other provisions relating thereto. – John Weidman, Special Legal Counsel

9. Discussion, consideration, and vote to approve a Letter of Engagement with John Weidman for the purposes of serving as Bond Counsel to the Tulsa Authority for Economic Opportunity for efforts related to future bond issuances within Tax Increment District No. 11. – Jim Coles, Executive Director 9:42am
  10. Discussion, consideration, and vote to approve a Fund Agreement with the Tulsa Community Foundation related to the Affordable Housing Trust Fund. – Kristin Maun, Housing Director 9:52am
  11. Presentation and discussion related to Business Retention, Expansion, and Attraction activity in 2021. – Michelle Barnett, Deputy Chief of Economic Development and Austin Britt, Economic Development Specialist 10:02am
  12. Presentation and discussion related to Fiscal Year 2022 budget planning and preparation. – Mike Dickerson, Senior Economist 10:07am
  13. Discussion, consideration, and vote to enter Executive Session as authorized by Title 25, Oklahoma Statutes, §307(B)(1), for the purpose of discussing the employment, of an Executive Director for the Tulsa Authority for Economic Development. – Jim Coles, Executive Director and Eric Nelson, Legal Counsel 10:22am
- Discussion, consideration, vote to return to Open Session.
14. Discussion, consideration, and vote on any matter related to the employment of an Executive Director including, without limitation, the selection of a candidate, establishment of terms and conditions of employment and approval of a job description for the position. - Jim Coles, Executive Director and Eric Nelson, Legal Counsel 10:45am
  15. Reports: 10:50am
    - a. TIF Briefing/Updates - Mike Dickerson, Senior Economist
    - b. Financial Report - Christy Basgall, Assistant Controller
    - c. Staff Report - Kian Kamas, Chief of Economic Development

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| 16. Chair's Remarks and Recognition of Outgoing Chairs, Katie Plohocky (TIA) and A. Craig Abrahamson (TPA) | 11:05am |
| 17. Adjournment  | 11:10am |

**The next Regular Scheduled Board meeting will be Thursday, May 27, 2021 at 9:00am via Go-To-Meeting.**

### **Upcoming Agenda Items**

- Overview of planned Boulder Lot Redevelopment Project and transfer of Project from the Tulsa Parking Authority to the Tulsa Authority for Economic Opportunity, and approval of a Contract for Sale and Development Agreement related thereto. (May)
- Approval of the development finance assistance agreement related to the AI Fresco project and Tax Increment Finance District. (May)
- Approval of various contracts related to the provision of insurance brokerage and professional employment services to TAEO to facilitate the formal launch of the organization in Fiscal Year 2022. (May)
- Approval of a Resolution adopting a fee schedule related to applications for Tax Increment Financing assistance and Bond transactions facilitated by TAEO. (May)
- Approval of a Resolution authorizing the issuance of Tax Apportionment Revenue Bonds related to the Vast Bank Block 44 project. (May)
- Approval of Budget revisions related to FY21. (May)
- Discussion and update on FY22 Budget. (May)
- Approval of various funding and/or development agreements related to awards from the Affordable Housing Trust Fund. (June)
- Presentation on existing Economic Development Strategy, 2021 plan of work, and role of Phase 2 Strategic Planning efforts in guiding future strategy and work plans. (June)
- Approval of contract for branding, identity, and web development services. (June)
- Approval of Fiscal Year 2022 Budget and 5-year budget plan. (June)