

MINUTES APPROVED BY
LDARC ON MAY 15, 2025

Special Meeting

NOTICE AND AGENDA

LOCAL DEVELOPMENT ACT REVIEW COMMITTEE
(The Pearl District Neighborhood Economic Development Project Plan)

(Formed pursuant 62 O.S. § 855 of the Oklahoma Local Development Act to consider the adoption and approval of a Project Plan including one or more tax incrementing financing or “TIF” districts.)

THURSDAY, MAY 15, 2025
2:00 P.M.

CITY HALL AT ONE TECHNOLOGY CENTER 175 E. 2ND ST.,
4TH FLOOR, (Room 411)

AGENDA

THIS REVIEW COMMITTEE WILL CONSIDER, DISCUSS, AND/OR TAKE ACTION ON THE FOLLOWING

1. Welcome and Call to Order
 1. Meeting called to order at 2:06 PM by Chairwoman Bellis
2. Roll Call and Introductions
 - a. Determination of a quorum
 - a. Committee members present:
 - i. Tulsa City Council – Councilor Laura Bellis
 - ii. Tulsa Metropolitan Area Planning Commission – Susan Miller
 - iii. Tulsa Public Schools – Kristin Stephens
 - iv. Tulsa City-County Library – Dawn Officer
 - v. Tulsa Health Department – Chanteau Orr
 - vi. Tulsa Community College – Mark McMullen
 - vii. Lisa Wakefield – At-Large
 - viii. Jonathan Belzley – At-Large
 - ix. Tye Silverthorne – At-Large
 - b. A quorum was determined to be present.
 - b. Review and approval of meeting minutes from the Special Meeting of the Local Development Act Review Committee for the Pearl District Neighborhood Economic Development Project Plan Special Meeting on May 1, 2025, 2:00 PM
 - a. A motion was made by Dawn Officer and seconded by Kristin Stephens to approve the minutes as presented. Motion carried by consensus
 - c. Review and approval of meeting minutes from the Special Meeting of the Local Development Act Review Committee for the Pearl District Neighborhood Economic Development Project Plan Special Meeting on May 8, 2025, 2:00 PM
 - a. A motion was made by Mark McMullen and seconded by Dawn Officer to approve the minutes as presented. Motion carried by consensus
3. Presentation of TIF and the Local Development Act

- a Presentation was made by Jeff Sabin, Center for Economic Development Law.
(Presentation attached to minutes.)
- 4. Presentation Draft Pearl District Neighborhood Economic Development Project Plan
 - a The project plan was explained and presented by Jeff Sabin, Center for Economic Development Law; Mike Dickerson, PartnerTulsa; and, Karyn Weitzl, PartnerTulsa
- 5. Presentation of pertinent information regarding the Plan area and development projects
 - a Information was shared by PDF displayed during meeting by Jay Penn, Holona Development, and Blake Ewing, LuckDragon.
- 6. Discussion, consideration, and possible action to approve the Findings and Recommendations of the Local Development Act Review Committee for the Pearl District Neighborhood Economic Development Project Plan including findings concerning the eligibility and financial impacts of the project, and a recommendation to the City Council to approve the proposed Pearl District Neighborhood Economic Development Project Plan, pursuant to 62 O.S. § 855
 - a A motion was made by Dawn Officer and seconded by Susan Miller to approve the Findings and Recommendations as presented, issuing a recommendation to approve the Project Plan – Motion was passed by consensus.
- 7. Future Meetings Schedule (if necessary)
 - a No future meetings were determined to be needed
- 8. Adjourn
 - a Meeting was adjourned at 3:29 PM

The Local Development Act Review Committee does not hold regularly scheduled meetings and only conducts business in Special Meetings. Only matters appearing on the agenda for each meeting will be considered. 25 O.S. § 311(A)(11).

Questions may be directed to:

Mike Dickerson at mike@partnertulsa.org or Karyn Weitzl at karyn@partnertulsa.org

Additional information will be posted to www.partnertulsa.org and www.cityoftulsa.org as is available.