

Special Meeting

NOTICE AND AGENDA

LOCAL DEVELOPMENT ACT REVIEW COMMITTEE

Southern Villa

(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.)

MONDAY, JUNE 30, 2025

2:30 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
 - a. Meeting called to order at 2:38 PM
2. Roll Call and Introductions
 - a. Committee Members present were:
 - i. Tulsa City Council – Councilor Anthony Archie
 - ii. Tulsa Metropolitan Area Planning Commission – Joshua Walker
 - iii. Jenks Public Schools – Cody Way
 - iv. Tulsa City-County Library – Ryan Price
 - v. Tulsa Health Department – Adam Austin
 - vi. Tulsa Community College – Mark McMullen
 - vii. Tulsa Technology Center – Janne Lucas
 - viii. Matt Gawey
 - ix. Charles Scott
 - b. Determination of a quorum
 - a. A quorum was determined to be present
 - c. Review and approval of meeting minutes from the Special Meeting of the Local Development Act Review Committee for the Southern Villa District Economic Development Project Plan Special Meeting on June 24, 2025, 2:30 PM
 - a. A motion was made by Joshua Walker and seconded by Matt Gawey to accept the minutes with the correction to Joshua Walker’s name. Motion passed by unanimous consent.
3. Presentation Draft Southern Villa District Economic Development Project Plan
 - a. Jeff Sabin, Center for Economic Development Law, presented the revised Project Plan document, noting the corrections of typos and new exhibits. No action was taken.
4. Presentation of pertinent information regarding the Plan area and development projects
 - a. No action was taken

5. Discussion, consideration, and possible action to approve the Findings and Recommendations of the Local Development Act Review Committee for the Southern Villa District 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 Southern Villa District Economic Development Project Plan, pursuant to 62 O.S. § 855
 - a Charles Scott asked if a revision to the Project Plan could be made to include in Section 4A an additional sentence and it was agreed that a motion could be made to amend the Project Plan to include a new sentence in Section 4A adding, “The housing to be developed pursuant to this Project Plan is anticipated to be leased at market rates and not subject to low-income subsidies.” A motion to make this amendment was made by Charles Scott and seconded by Cody Way. Motion passed by unanimous consent.
 - b A motion was made by Mark McMullen and seconded by Cody Way to approve the Findings and Recommendations of the amended Project Plan. Motion passed by unanimous consent.
6. Future Meetings Schedule (if necessary)
 - a No future meetings were deemed to be necessary.
7. Adjourn
 - a Meeting adjourned at 3:09 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 Weitzel at karyn@partnertulsa.org

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