

MINUTES APPROVED BY  
LDARC ON JUNE 30, 2025

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.)

TUESDAY, JUNE 24, 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 2:34 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 – Chanteau Orr
    - vi Tulsa County – Mark Vancurren
    - vii Tulsa Community College – Mark McMullen
    - viii Tulsa Technology Center – Janne Lucas
    - ix Matt Gawey
    - x Charles Scott
    - xi Tor Nordstrom
  - a. Determination of a quorum
    - a. 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 Southern Villa District Economic Development Project Plan Special Meeting on May 1, 2025, 3:00 PM
    - b. A motion was made by Cody Way and seconded by Joanne Lucas to approve the minutes as presented – Motion passed by consensus
3. Presentation of TIF and the Local Development Act
  - a Jeff Sabin, Center for Economic Development Law, presented a PowerPoint “TIF 101”
4. Presentation Draft Southern Villa District Economic Development Project Plan

- a Jeff Sabin, Center for Economic Development Law, presented the Project Plan and addressed questions related to different portions of the document. Discussion. Typos were identified on pages 9 and 10 that will be corrected. Two exhibit maps will be replaced with those supplied by the Developer.
5. Presentation of pertinent information regarding the Plan area and development projects
  - a David Neher presented the Project and shared details related to the site, the timeline, and the housing and retail components.
6. 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 Discussion by the Committee focused on the ingress and egress of the Project to Riverside and Lewis. Committee members shared their concerns about area homeless activities and security as well as the impact the Project will have on existing businesses, but was supportive of the Project moving forward. Additional details were provided by the Developer on the housing included in the Project. Concerns related to the property being placed into Trust were shared and discussed.
  - b A motion was made by Cody Way and seconded by Joanne Lucas to Table a Recommendation until a later meeting – Motion passed by consensus
  - c
7. Future Meetings Schedule (if necessary)
  - a June 30<sup>th</sup> at 2:30 was selected for the next meeting
8. Adjourn

*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](mailto:mike@partnertulsa.org) or Karyn Weitzel at [karyn@partnertulsa.org](mailto:karyn@partnertulsa.org)*

*Additional information will be posted to [www.partnertulsa.org](http://www.partnertulsa.org) and [www.cityoftulsa.org](http://www.cityoftulsa.org) as is available.*