

APPROVED
02/22/2022

MINUTES
Monday, February 7, 2022

1. Call to Order

The Tulsa County Industrial Authority (TCIA) met at the hour of 11:00 a.m., with the following members present: Interim Commissioner Vicki Adams, Commissioner Stan Sallee and Commissioner Karen Keith. Others present: interim Chief Deputy Devin Egan, Chief Deputy Michael Craddock, Chief Deputy Keri Fothergill, Board Counsel John Weidman, representing Hilborne & Weidman, Jim Moore and Tristan Koch, representing The Jazz Foundation, LLC, Chris Rose, representing Abstractico Studios, Attorney Andrew Hartman, Budget Director Miyuki Dwyer, Andrew Hagar and Georgeann Hiebert, Recording Secretaries.

Karen Keith, Chairman, called the meeting to order at 11:00 a.m., and the following business was transacted:

2. Minutes

A. Approval of Minutes of December 20, 2021 meeting

Motion made by Stan Sallee, seconded by Vicki Adams, to approve the minutes. Upon roll call, Yes - Vicki Adams, Stan Sallee, Karen Keith. No - None. Abstain - None. Motion carried.

3. Action Items

A. Election of Officers:

1. Vice Chairman

Motion made by Vicki Adams, seconded by Stan Sallee, to Elect Stan Sallee as Vice-Chairman. Upon roll call, Yes - Vicki Adams, Stan Sallee, Karen Keith. No - None. Abstain - None. Motion carried.

2. Assistant Secretary

Motion made by Stan Sallee, seconded by Vicki Adams, to Elect Vicki Adams as Assistant Secretary. Upon roll call, Yes - Vicki Adams, Stan Sallee, Karen Keith. No - None. Abstain - None. Motion carried.

B. Consider, discuss and take action in connection with the Capital Improvements Lease dated as of August 1, 2004 by and between the Tulsa County Industrial Authority ("Landlord") and Oklahoma Jazz Hall of Fame ("Tenant") as amended by the Amendment to Lease dated as of November 1, 2009 (the "Lease") to approve or disapprove the following separate actions or consents:

1. the making of Alterations by the Tenant, as defined as in the Lease as any improvement, decoration, removal, addition, installation or physical change made in, on or to the Premises (as defined in the Lease) or any adjacent space
2. the making of Alterations by the Landlord at the Tenant's sole cost and expense to any life, safety, fire sprinkler, heating, ventilation, air conditioning, electrical or plumbing system or equipment
3. the making of Alterations by the Tenant at the Tenant's sole cost and expense to any life, safety, fire sprinkler, heating, ventilation, air conditioning, electrical or plumbing system or equipment and the amendment of the Lease to allow for such Alterations to be made by the Tenant

Motion made by Vicki Adams, seconded by Stan Sallee, to approve items 1 and 3. Upon roll call, Yes - Vicki Adams, Stan Sallee, Karen Keith. No - None. Abstain - None. Motion carried.

No action was taken on item 2.

4. the expenditure of funds from the Restricted Union Depot account of the Tulsa County Industrial Authority for the costs and expenses related to procuring a survey, abstract of title and title opinion or policy relating to the Premises which are the subject to the Lease

Motion made by Stan Sallee, seconded by Vicki Adams, to approve item 4. Upon roll call, Yes - Vicki Adams, Stan Sallee, Karen Keith. No - None. Abstain - None. Motion carried.

- C. In connection with such actions taken under agenda item No. 3 to authorize the Chairman to take such actions as may be necessary or required to facilitate the actions approved by the Authority

Motion made by Vicki Adams, seconded by Stan Sallee, to authorize the Chairman to take necessary actions as approved for the above items. Upon roll call, Yes - Vicki Adams, Stan Sallee, Karen Keith. No - None. Abstain - None. Motion carried.

- D. Claims

Miyuki Dwyer presented the claims for payment. Motion made by Stan Sallee, seconded by Vicki Adams, to approve the claims, as presented. Upon roll call, Yes - Vicki Adams, Stan Sallee, Karen Keith. No - None. Abstain - None. Motion carried.

4. New Business

In accordance with the Open Meeting Act, Title 25 O.S. § 311.A.10, new business is defined as any matter not known about or which could not have been reasonably foreseen prior to the time of posting the agenda.

There was no new business.

5. Adjourn

Motion made by Stan Sallee, seconded by Vicki Adams, to adjourn the meeting. Upon roll call, Yes - Vicki Adams, Stan Sallee, Karen Keith. No - None. Abstain - None. Motion carried.



Karen Keith, Chairman Trustee

ATTEST:



Michael Willis, Tulsa County Clerk

