
**TULSA DEVELOPMENT AUTHORITY
STAFF REPORT**

MEETING DATE: March 2, 2017
TO: CHAIRMAN & BOARD MEMBERS
FROM: O.C. Walker
SUBJECT: Future Release of a Request for Proposals and
Redevelopment Concepts for Laura Dester Site
Timeline
LOCATION: E 7th St. to the north, E 8th St. to the south, S.
Quincy Ave to the west, and S. Rockford Ave. to
the east.

Background:	Redeveloper:	Tulsa Development Authority
	Owner:	Tulsa Development Authority
	Location:	E 7 th St. to the north, E 8 th St. to the south, S. Quincy Ave to the west, and S. Rockford Ave. to the east.
	Size of Tract:	0.96 acres or 42,000 square feet
	Zoning:	Central Business District (CDB)
	Development Area:	6 th St. Infill Plan
	Fair Market Value	Not established. Appraisal required.
	Executive Director:	O.C. Walker

Relevant Info: On January 11, 2017, The City of Tulsa City Council approved Resolution 19789 to surplus property and transfer title for the Laura Dester Site for redevelopment. This site was acquired by the City of Tulsa in 2015 in a direct sale from the State of Oklahoma as part of the City of Tulsa's 6th Street Infill Plan. On January 12, 2016, the City of Tulsa approved TDA to act as an agent to acquire other properties in this plan area for the purposes of redevelopment. The City of Tulsa shall publish the conveyance on January 24th, 2017. 30 days after publishing, approximately February 24th, the Quick Claim Deed shall be conveyed from the City to the TDA. Of the 4.4 acre site, approximately 2.6 acres will be offered for redevelopment due to requirements of a flood-management element. Actual design of flood-management component for the East Pond has not been funded or started. City Storm-water management staff shall work with selected redevelopment firm.

Timeline of events and they are as follows:

E.D approves order of appraisal	February 2, 2017 (Thu)
QCD from City received	February 24, 2017(Fri, on or about)
TDA receives Appraisal	March 2, 2017 (Thu)
TDA approves RFP release	March 2, 2017 (Thu)
Staff publishes and markets RFP in newspaper & website	March 10, 2017 (Fri)
RFP submission deadline	June 9, 2017 (Fri)
(Task Force reviews proposals??)	During remainder of June 2017
Presentations to TDA Board	July 6, 2017 (Thu)
RFP selected	August 3, 2017 (Thu)
Contract negotiated	During remainder of August 2017
Enter into contract agreement	September 1, 2017 (Fri)

Attachments: Att 1: Excerpts of Exhibit A and B of City of Tulsa Surplus resolution. The Request for Proposals will be for the Laura Dester site will be for the property located at E 7th St. to the north, E 8th St. to the south, S. Quincy Ave to the west, and S. Rockford Ave. to the east.

Att 2: Excerpt from Elm Creek / 6th Street Drainage, Detention and Conveyance Plan March 2010

Recommendation: Staff recommends the TDA Board of Commissioner approve this item as presented.

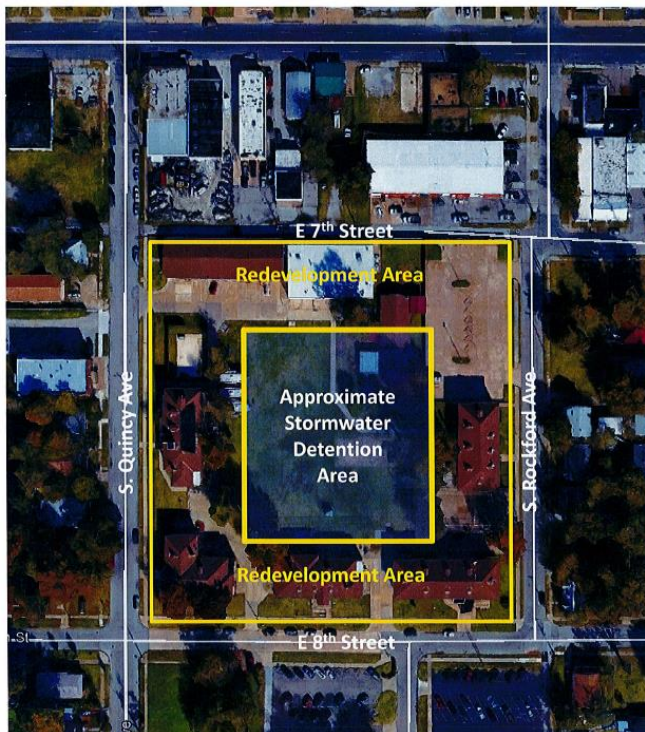
Attachment 1

City of Tulsa Resolution 19789 exhibits

Exhibit A



Exhibit B



East Pearl – Concept excerpt, Elm Creek / 6th Street Drainage, Detention and Conveyance Plan March 2010

