

**Tulsa Development Authority  
Board of Commissioners Meeting  
Executive Director's Report**

February 2016

**1. Project Status Update**

**A. Tulsa Urban Development Group, LLC, d/b/a Urban8**

**North side of East 3<sup>rd</sup> Street South, between South Greenwood Avenue and South Kenosha Street**

**8 Single Family Dwellings**

**TDA Land Disposition**

- Ms. Hovell indicated that the project is progressing well and there are no problems to report.
- Urban8/ TUDG, TOSA, Greenwood Avenue Partners and TDA closed on the 40 foot strip of land to the West of the property.

**B. The Edge at East Village (Hartford Commons, LLC)**

**South of East 2<sup>nd</sup> Street, between South Greenwood Avenue and South Kenosha Street**

**162 Apartment Units**

**TDA Land Disposition**

- The Redeveloper indicates the parking structure is nearing completion
- Mechanical, Electrical and Plumbing (MEP) inspections are ongoing in sections 1 and 2
  - Sheetrock installation will begin once all inspections are complete
- Window installation is nearing completion
- All roofing inspections will be complete the first week of February
- Stucco installation has commenced
- The swimming pool will be installed February 15, 2016
- Club house and model unit will be ready in late April

**C. Fire Station No. 1 – CORE Associates, LLC**

**411 South Frankfort Avenue**

**Mixed-Use Development**

**Land Sale for the City of Tulsa**

- TDA General Counsel is preparing the Guarantee providing an endorsement insuring the encroachment
- The City of Tulsa is in the process of transferring the property to TDA to facilitate a closing, with the caveat that TDA must close the transaction within 90 days of TDA receiving title to the subject property
- Once the property is transferred, TDA will schedule a closing and remit proceeds to the City of Tulsa.

**D. Towne Place Suites - Wilkins Project**

**Northwest Corner of East Archer Street and North Elgin Avenue**

**Mixed-Use 160 Unit Hotel**

**TDA Land Disposition**

- This item will be discussed in Executive Session

**E. The Flats on Archer**

**Northwest Corner of East Archer Street and North Boston Avenue (110 North Boston Avenue)**

**140 Unit Apartment Building**

**TDA Land Disposition**

- On January 7, 2016, the subject property closed.
  - TDA received \$44,899.92
- Construction is scheduled to begin Spring 2016

**F. East End Village**

**401 and 405 South Elgin Avenue, 408 and 418 South Frankfort Avenue, 414 East 4<sup>th</sup> Street and 415 East 5<sup>th</sup> Street, Tulsa, Oklahoma**

**Mixed-Use Development – 62 Apartment Units**

**Downtown Housing Fund**

- The Redeveloper provided the necessary documentation to receive the December draw request
- The project is on track to be completed by May 2016

**G. Blue Dome Anchor, LLC**

**110 S. Hartford Avenue/The Hartford Building**

**Mixed-Use Development - 128 Unit Apartment Building**

**TDA Land Disposition**

- No new information

**H. YMCA Lofts**

**515 S. Denver Avenue**

**Mixed-Use with 45 unit Apartments**

**Downtown Redevelopment Fund**

- Completion percentages:
  - The project is 40% complete
  - Structural work is 100% complete
  - Metal Framing is 50% complete
  - Sheetrock ceilings at level 1 are 70% complete
  - Electrical service to the building is 100% complete
  - New roof on the entire building is 100% complete
  - Interior masonry is 100% complete
  - Exterior Glass will be delivered the first week of February
  - HVAC Roof supports are 100% complete
- Ongoing:
  - Electrical rough-in is ongoing
  - Plumbing Rough-in is ongoing
  - HVAC Rough-in is ongoing
  - Fire protection work is ongoing
  - Doors & Frames are being purchased and delivery is ongoing
  - Cabinets and appliance procurement is ongoing
- Mini-Split System (HVAC) is paid for and stored
- Phase one move-in is June 1, 2016

- Phase two (Project Completion) Move-in is on September 1, 2016

**I. River City Development, LLC**

**Enterprise Building, 522 South Boston Avenue, Tulsa, Oklahoma**

**Downtown Development Redevelopment Fund**

- The Redeveloper submitted plans for a building permit.
- There are still questions to answer and minor redesigns required by the Plan Reviewer
- The re-roofing project is 50% complete
- The interior framing has started
- Final demolition is nearing completion in the basement
- Plumbers are on site and have begun to install drain lines

**J. IH Landlord LLC/The Ross Group**

**International Harvester Building, 510 East 2<sup>nd</sup> Street, Tulsa, Oklahoma**

**Downtown Development Redevelopment Fund**

- The project is complete
- This Redeveloper was awarded a loan of \$700,000.00 from the Downtown Development and Redevelopment Fund
- The interest free loan will be repaid according to the terms of the Agreement

**K. Blue Dome Box Yard**

**Northeast Corner of East 3rd Street and South Frankfort Avenue**

**Downtown Development Redevelopment Fund**

Commercial mixed-use structure(s) constructed from shipping containers and associated materials encompassing not less than 6,500 square feet

- The project is currently in Code Plan Review
  - City of Tulsa has concerns regarding the exterior façade that fronts East 3<sup>rd</sup> Street and South Frankfort Avenue
  - A letter will be sent by the Redeveloper to Code Plan Review to address the issues

**L. First Street Lofts**

110 East 1<sup>st</sup> Street

- On August 13, 2015, the TDA Board of Commissioners reviewed and approved the 8<sup>th</sup> Amendment to the Redevelopment Agreement
- The 8<sup>th</sup> Amendment requires Mayoral approval
- The Redeveloper plans to close on the project within the next 60 days
- Construction will commence 90 days after closing

**M. DG TUL MLK, LLC, formerly The Petrous Group**

**East of Martin Luther King, Jr. Blvd., between East Queen Street and East Reading Street**

**Retail – Dollar General**

**TDA Land Disposition**

- The Petrous Group made a presentation to the City Council on Thursday, January 28, 2016.
- The Redeveloper is not optimistic regarding the outcome.

- They have discussed the possibility of closing on the purchase of the TDA land and will remove all proposals to develop a Dollar General.
  - Giving the due diligence investments, the Redeveloper is evaluating the possibility of a potential residential development for the subject property

**2. Tax Increment Finance Study of Eastern Portion of Downtown Tulsa**

**American Architectural Foundation September 21 – 23, 2015, City Hall, 10<sup>th</sup> Floor**

- The Blue Dome TIF expired in 2014 and the City of Tulsa plans to terminate the TIF
- TDA does not need to take formal action

**3. Sector Plan Update**

- Houseal Lavigne Associates (HLA) will be in Tulsa, Oklahoma on February 4, 2016 for the following:
  - Update to the TDA Board of Commissioners
  - Update to Tulsa City Council
  - Lunch with Staff
  - Kendall-Whittier Neighborhood Area
  - North Tulsa Sector Plan Area
- A memorandum to the TDA Board includes the following:
  - The memorandum includes the preliminary vision, goals and objectives for the North Tulsa and Kendall-Whittier communities
  - This document reflects comments provided by City staff and CAT members
- Their presentation will be designed to highlight some of the specific recommendations and illustrate the intended outcomes

**4. Lansing Centre – Suite A**

**1216 North Lansing Avenue, Suite A**

- Kevin Anderson of Anderson & Associates is in the process of negotiating a contract with a potential tenant
- In February, Mr. Anderson will provide an update to the TDA Board of Commissioners

**5. Project Updates**

**A. Tulsa North Community Development Corporation (TNCDC)**

Northeast Corner of North Main Street and East Latimer Street

- i. A site visit is planned with TDA for February 16, 2016 and include visitations with the following:
  1. Senator Kevin Mathews
  2. Councilor Jack Henderson
  3. KBK Enterprises (Ohio and Pittsburg)
- ii. The Redeveloper will submit revised Construction plans in an effort to commence construction spring 2016.

**B. Carland Group**

One quarter mile North of East Pine Street and one-quarter mile East of North Peoria Avenue

- i. Construction has commenced on the subject property

**C. Dirty Butter – Heritage Hills Extension**

- West of Hartford Avenue, between East Seminole Place and East Virgin Street
  - i. Sold seven (7) Dirty Butter lots on behalf of the City of Tulsa to families that want to live in north Tulsa, as follows:
    1. 1860 North Hartford Avenue - \$12,000 - Larry and Paula Tease
      - a. The Tease family has executed the Redevelopment Contract.
      - b. Abstract has been reviewed and an opinion submitted
      - c. TDA General Counsel will address any requirements from the opinion
    2. 1890 North Hartford Avenue - \$12,000 - Larry Crawford
      - a. Construction 100% complete.
    3. 1960 North Hartford Avenue - \$12,000 - Michael Smith
      - a. A letter was sent to Mr. Smith on December 8, 2015 advising him to submit the revised drawing
      - b. Should Mr. Smith not respond by February 8, 2016, he will be in default
    4. 1980 North Hartford Avenue - \$12,000 - LaMont Hawkins
      - a. No new information
    5. 2010 North Hartford Avenue - \$12,500 - Bennie Oulds
      - a. Plans to start construction March 2016.
    6. 2020 North Hartford Avenue - \$12,500 - Michael Smith
      - a. A letter was sent to Mr. Smith on December 8, 2015 advising him to submit the revised drawing
      - b. Should Mr. Smith not respond by February 8, 2016, he will be in default
    7. 638 East Seminole Place - \$11,500 - LaKeshu and Bill White
      - a. The subject property has closed
      - b. Construction will commence May 2016

**Director Meetings and Related Activities**

January 1	New Year's Observed
January 6	UCT-Tulsa/Drexel Academy
January 7	TDA Board Meeting
January 8	Brady Village Property Owners Association
January 11	City Council Vision proposals for Public Safety, the River, and Vision renewal
January 12	Board of Adjustments, Parking Variances
January 13	GreenArch, LLC One Place SE Downtown Coordinating Council
January 14	TPS Bond Committee Crossover Community Impact

January 18 MLK Day Observed  
January 19 Dawn Warrick, Sector Plan Update  
Roger Acebo, 6<sup>th</sup> Street and Elm Creek  
January 20 Derek Gates, North Peoria TIF  
Downtown Development Redevelopment Fund Committee  
January 21 Peak Uptime, Computer Support  
January 25 Clay Bird, First Street Lofts

Respectfully submitted,

O.C. Walker II  
Executive Director  
Tulsa Development Authority