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**TULSA DEVELOPMENT AUTHORITY  
STAFF REPORT**

**MEETING DATE:** September 1, 2016  
**TO:** Chairman & Board Members  
**FROM:** O.C. Walker  
**SUBJECT:** Request for Proposals for Block 44  
**LOCATION:** West of North Elgin Avenue, between East Archer Street and East Matthew B. Brady Street, Tulsa, Oklahoma

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**Background:**

<b>Redeveloper:</b>	Tulsa Development Authority
<b>Owner:</b>	Tulsa Development Authority
<b>Legal Description:</b>	Block 44, Original Township, Tulsa, Oklahoma
<b>Location:</b>	West of North Elgin Avenue, between East Archer Street and East Matthew B. Brady Street, Tulsa, Oklahoma
<b>Size of Tract:</b>	300' x 140' (42,000 SF or 0.96 Acres)
<b>Zoning:</b>	Central Business District (CBD)
<b>Development Area:</b>	Greenwood District
<b>Fair Market Value</b>	Appraisal - \$1,470,000.00
<b>Staff Planner:</b>	O.C. Walker

**Relevant Info:** On July 7, 2016 the TDA Board of Commissioners received responses from the Block 44 RFP. A decision was not made that day because the TDA Board asked the City of Tulsa, Economic Development staff to prepare an economic impact analysis for each respondent's project. In the August 4, 2016 Regular Board meeting, this item was removed from Open Session to Executive Session to protect both respondents with the conclusion of the economic impact analysis.

This item is before the TDA Board of Commissioners to consider one of the following choices:

- Approve a Redeveloper to enter into negotiations
- Deny both proposals
- Consider re-issuing the RFP to reach a larger audience and gain additional responses

**Recommendation:** Staff recommends this item be approved as presented.

**Reviewed By:** O.C. Walker