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**TULSA DEVELOPMENT AUTHORITY  
STAFF REPORT**

**MEETING DATE:** March 3, 2016  
**TO:** Chairman and Board Members  
**FROM:** O.C. Walker, Executive Director  
**SUBJECT:** Request for Blue Dome TIF Funds  
**LOCATION:** Southeast Corner of East 3<sup>rd</sup> Street and South Frankfort Avenue, Tulsa, Oklahoma

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**Background:**

<b>Developer:</b>	Nelson+Stowe Development LLC
<b>Owner:</b>	Tulsa Development Authority
<b>Project Engineer:</b>	N/A
<b>Location:</b>	Blue Dome TIF District
<b>Size of Tract:</b>	Nine (9) City Blocks
<b>Tract Value:</b>	\$225,000.00
<b>DDRF:</b>	\$250,000.00 over 5 years
<b>Development Area:</b>	Blue Dome District
<b>Executive Director:</b>	O.C. Walker

**Other Relevant Information:**

On June 11, 2015, the TDA Board of Commissioners' entered into a Redevelopment Agreement with Nelson+Stowe Development LLC to construct commercial mixed-use structure(s) constructed from and utilizing 10' x 40' shipping containers as the basic construction material, and associated and necessary materials, encompassing not less than 6,500 square feet. No residential units will be allowed on site. On November 11, 2015, the TDA Board of Commissioners reviewed and approved a request from the Downtown Development and Redevelopment Fund (DDRF) committee to approve a loan in the amount of \$250,000.00 over a five (5) year period.

Nelson+Stowe Development, LLC is requesting the use of Blue Dome TIF funds in the amount of \$203,762.00. The Property Owners and Business Merchants are in agreement with the subject request. The formal request is as follows:

- Public right of way, streetscaping and public improvements
- Public right of way utilities
- General conditions and contractor fees
- Engineering, design and other soft cost

Based upon the initial information submitted, the TDA Executive Director requested more in-depth information such as bid tabulation and construction estimates for the item. The break down is noted below:

Streetscaping	\$40,300.00
Utility Improvements	\$108,200.00
Contractor General Condition for Work	\$11,880.00
Contractor OHP for Work	\$8,019.00
Project Architect	\$13,460.00
Electrical Engineering	\$21,903.00
<b>Total</b>	<b>\$203,762.00</b>

Lastly, it is Staff's understanding that General Conditions and Contractor fees, together with architect, engineering, design and other soft cost are not an allowable expenditure.

**Attachments:** Letter dated February 22, 2016 from Cassy Stowe  
Construction bid tabulations and construction estimates

**Recommendation:** Staff recommends this item be approved, less General Conditions and Contractor Fees, together with the architect, engineering and other soft cost because they are not an allowable expenditure.

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

RECEIVED  
FEB 16 2016

DATE: January 27, 2016  
TO: Blue Dome TIF – Blue Dome Property Owners  
FROM: Casey Stowe, Boxyard LLC  
SUBJECT: TIF Funds Request – Boxyard Project

BY: .....

The Boxyard project will create an urban “mall” of mini retail and dining establishments in a structure created primarily of repurposed shipping containers assembled on site and secured to concrete footings. The Box Yard will contain 20 to 25 individual “shops” depending on final site configuration and tenant mix. The Box Yard will have special event programming. This project will be very exciting for the Blue Dome and for Tulsa as it does not currently exist in this form in the United States. We feel the Box Yard provides many benefits, some of which include:

Economic Development – The Box Yard would have the quickest possible positive impact on the retail fabric of downtown Tulsa. The relatively short construction time associated with repurposed shipping containers and the massing of retailers into a mall-like environment would dramatically change the neighborhood. There is currently very little retail within the area and this project would provide job creation and increase the sales tax base.







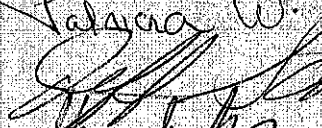
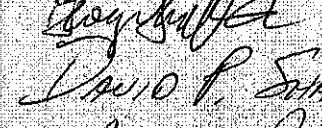

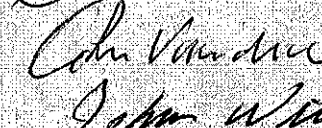



Retail Incubation – The small footprint and manageable rent will allow nascent retailers and young entrepreneurs to feel comfortable entering the retail market. In addition to the low rents the Box Yard will allow tenants to sign leases for as little as one year. Retailers will also benefit from interacting with and learning from other tenants while being a resident of the Box Yard.

Forward-thinking land use – While the corner location is a positive the site footprint is a bit small for an efficient, conventional building and the current lack of density makes many uses difficult. By creating a very dense retail use the project will stimulate the surrounding locations and encourage future development.

The Boxyard formally requests the following amounts from the Blue Dome TIF in order to improve public right-of-ways, streetscape and public improvements \$40,300 Public right-of-way utility \$108,200, general conditions and contractor fees \$19,899, engineering, design and other soft cost \$35,363. The total request for the project is \$203,762.

Date  
Blue Dome TIF

The following Blue Dome District property owners and merchants were polled to fund The Boxyard Project (Boxyard LLC) from the Blue Dome TIF in the amount of \$203,762. As evidenced by their signatures below, please find their yes or no vote.

ES	NO	Name	Signature	DATE
✓		Chris Armstrong		2-16-16
✓		Tim Dreiling		2-2-16
✓		Blake Ewing		1-28-16
✓		Chuck Gawey (Albert G's)		2/3/16
✓		Joel Kantor		1-28-16
✓		Jane Lyon		2-10-16
✓		Elliot Nelson		2-1-16
		Seth Nimmo (Rib Crib)		
✓		Warren Ross		1-29-2016
✓		Michael Sager		2-16-2016
✓		Patricia Sager		2/16/16
✓		Jeff Scott		2/3/2016
✓		George Shaffer		2/16/2016
✓		David Sharp		2-1-16
✓		James Sherrod (First Ward)		1-29-16
✓		Glenn Strobel		2-2-16
✓		Adam Vanderburg		2-11-16
✓		John Williams		2-16-16

DATE: February 22, 2016  
TO: Tulsa Development Authority  
FROM: Casey Stowe, Boxyard LLC  
SUBJECT: TIF Funds Request – Boxyard Project

**RECEIVED**  
FEB 24 2016

**BY:** .....

The Boxyard TIF request contains the following expenses in order to improve public right-of-ways, streetscape and public improvements

\$168,399 – Ross Group (attached)  
\$13,460 – Selser Schaefer Architects (attached)  
\$21,903 – Meeks Electric (attached)

The total request for the project is \$203,762.



PO Box 690960  
 Tulsa, OK 74169  
 918.234.7675 [p]  
 918.234.3811 [f]  
 www.trgcc.com

**PROPOSAL**

Attn: Mr. Casey Stowe  
 Nelson + Stowe Development  
 P.O. Box 3301  
 Tulsa, OK 74101  
 Ph: 918-269-0543  
 E-mail: [casey@nelsonstowe.com](mailto:casey@nelsonstowe.com)

Date: 1/5/2016

Project No: 04288.10  
 Project: Box Yard  
 Tulsa, OK

Dear Mr. Stowe:

Per your request, Ross Group submits the following break out of public right of way streetscape, public improvements, and right of way utilities and the costs associated with this work.

Box Yard Right of Way Work		
All public improvements (street modifications, curb, gutter, and sidewalk)	\$	40,300
Utilities (Water, sanitary sewer, and storm sewer connections)	\$	108,200
Contractor General Conditions for Work	\$	11,880
Contractor OHP for Work	\$	8,019
<b>Total</b>	<b>\$</b>	<b>168,399</b>

If you have any questions or need further information, please let us know.

Sincerely,  
 Michael Turner  
 Ross Group  
[michael.turner@withrossgroup.com](mailto:michael.turner@withrossgroup.com)  
 Phone: 918-234-7675  
 Fax: 918-234-3811  
 Mobile: 918-527-4120



Casey Stowe <casey@nelsonstowe.com>

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## The Box Yard: Design Fee associated with public areas/right-of-way

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Donny Carreno <dcarreno@selserschaefer.com>

Wed, Feb 24, 2016 at 8:31 AM

To: "Casey Stowe (casey@nelsonstowe.com)" <casey@nelsonstowe.com>

Cc: Bret Pfeifer <bpfeifer@selserschaefer.com>

Casey,

\$13,460 is the design fee associated with the public areas/right-of-way along 3rd street to include the parking/corner bump-out and anything in the street. It does not include anything for the Frankfort block face.

Thank you

Donato Carreño Jr.

associate

SELSER SCHAEFER ARCHITECTS

918.587.2282 | 918.728.6173 direct



Casey Stowe <casey@nelsonstowe.com>

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## Boxyard

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Aaron Meek <aaron@meekelectric.com>  
To: Casey Stowe <casey@nelsonstowe.com>

Wed, Feb 24, 2016 at 11:46 AM

Howdy Casey,

Per our conversations and meetings I estimate the following.

The expenses attributable to the electrical utility work (to include engineering consulting and design) at the 3rd Street frontage of the Boxyard project = \$21,903

If you have any questions or need any additional information please feel free to call.

Aaron .

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Aaron Meek  
Meek's Electrical Services inc.  
Tulsa, OK  
918-622-0334