

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

February 2017

1. Project Status Update

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

North side of East 3rd Street South, between South Greenwood Avenue and South Kenosha Street

8 Single Family Dwellings

TDA Land Disposition

- The Redeveloper continues to work on task to complete the project
- Unit No. 2 is currently undergoing an interior buildout
- The walls are ready to be painted
- Cabinets are being delivered
- All doors and trim are being installed
- Wood floors have also been installed throughout
- The geo-thermo heat exchange equipment has been delivered, installed and currently operational in units No. 2 and No. 7

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

South of East 2nd Street, between South Greenwood Avenue and South Kenosha Street

162 Apartment Units

TDA Land Disposition

- The project is complete and TDA is waiting to receive a copy of the Certificate of Occupancy and TDA will dovetail that with a Certificate of Completion

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

411 South Frankfort Avenue

Mixed-Use Development

Land Sale for the City of Tulsa

- No new information regarding Fire Station No. 1

D. The Flats on Archer

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

61 Unit Apartment Building

TDA Land Disposition

- On January 5, 2017, the TDA Board of Commissioners reviewed and approved Resolution No. 6309, to enter into negotiations for the loan of funds by TDA to the Flats on Archer, LLC for assistance in Redevelopment of the property
- The Flats on Archer are waiting to meet with TDA to start the negotiation process

E. Blue Dome Anchor, LLC

110 S. Hartford Avenue/The Hartford Building

Mixed-Use Development - 64 Unit Apartment Building

TDA Land Disposition

- Spoke with Neal Bhow on January 23, 2017 and he will serve as the Project Lead
- Renovation of the existing Hartford Building will start March 2017
- The project is currently in the design phase
 - Plans and Specifications should be ready for review by April 2017
- The project has financing
- Total construction time should be approximately eight (8) months to completion
- Mr. Bhow is working with Steve Walman regarding leasing the subject building
- The Redeveloper would like to schedule a meeting with the TDA Chairman after the Architectural plans are submitted

F. YMCA Lofts

515 S. Denver Avenue

Mixed-Use with 45 Unit Apartments

Downtown Redevelopment Fund

- The project is complete
- Tenants are scheduled to move in February 2017
- 1/3 of the units have been leased
- A tour by the TDA Board of Commissioners is scheduled for February 24, 2017
- The Redeveloper is encouraged by the YMCA Loft project being the newest, most affordable apartments in Downtown Tulsa

G. The Meridia, LLC - River City Development, LLC

522 South Boston Avenue, Tulsa, Oklahoma, Enterprise Building

Downtown Development Redevelopment Fund

- The Meridia balcony railings are almost completely finished
- The new sliding doors are almost complete, with only two left to finish
- Plumbing, electrical and mechanical contractors continue to install and are now finishing up on floor No. 9
- Tiling is complete through the seventh floor
- Painting is finished through the sixth floor
- Kitchen and bathroom cabinets have been installed through the seventh floor
- Granite counter tops continue to be installed
- Appliances are installed through the fourth floor
- The first floor lobby has a new ceiling, with lighting and décor currently being installed
- The gas connection with ONG to the building has been made and gas is flowing on the second , third and fourth floors

H. Tulsa Box Yard

Southeast Corner of East 3rd Street and South Frankfort Avenue

Downtown Development Redevelopment Fund (DDRF)

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

- On January 2, 2017, the TDA Board of Commissioners reviewed and approved Resolution No. 6299 draw request for \$250,000.00 that was awarded by the DDRF
- Once the Certificate of Occupancy is received, we will dovetail that by issuing a Certificate of Completion.

I. First Street Lofts

310 East 1st Street

- Electrical and plumbing rough-in completed throughout the building
- All wall framing is completed
- One side of drywall continues on the 2nd and 3rd floors
- All windows have been installed throughout building
- Steel structure will be set for a large interior staircase that will go from floors 1st through 4th
- Began utility work in the right-of-way

2. The Village at Central Park

Southwest Corner of South Peoria Avenue and East 6th Street, Tulsa, Oklahoma

Pearl Development, LLC (Darin Ross)

- On January 5, 2017, the TDA Board of Commissioners reviewed and approved Resolution No. 6308, amending the existing Redevelopment Agreement
- The TDA Board of Commissioners also approved a revised timeline for completion

Lots 1 – 6, 12 – 16, 17 – 27, 70 – 79, 85 – 88, Block 1, Village at Central Park and All of Block 2, VCP, LLC (Sam Radar)

- The slab is scheduled to be poured the first week of February 2017
- Framing of the units will start the following week

3. Hampton Inn and Suites/ One Place Hospitality, LC

East 3rd Street and South Cheyenne Avenue, Tulsa, Oklahoma

Nine story, 125 room hotel, plus provisions for off-street parking

- The Redeveloper continues to carpet on the floors 2-5
 - Carpet is complete on floors 6-9
 - All carpet will be complete by January 27, 2017
- The Redevelopers continue to drywall install and prep for paint on first floor, pool and fitness area
- They will obtain a Temporary Certificate of Occupancy by January 30
- The project is scheduled to be complete by March 1, 2017
- Tile is being installed on the 7th floor
- Ceiling Grid is installed through the 6th floor
- Wet bar casework has been installed through the 5th floor
- Door frames and shower doors are being installed through the 5th floor
- Wet bar quartz and window sills have been delivered on site
- Bathroom wall vinyl is completed through the 4th floor
- EIS is 95% complete and scaffold has been removed
- The brick façade is scheduled to be complete over the next 2 months
- Storefront and modular brick on the first floor will begin next week

4. **1216 North Lansing Avenue, The Lansing Centre'**

The Lansing Centre' - Parking Lot

- The front parking lot has been over-layed and striped

5. **Project Updates**

A. **Carland Group**

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

48 Multi-Family Units

- Landscaping remains to be completed
- Had conversations with Representative Regina Goodwin and Planning Director, Dawn Warwick (City of Tulsa) to discuss the following:
 - Rolled curbs were installed instead of ramp curbs.
 - Residents are using the rolled curbs as driveways
 - Residents are “bottoming up” of driveway
 - Stormwater drainage issues
 - The facility does not have telephone and cable service
 - Life safety issues
 - Circulation on site is not well designed
- This project is using the Tulsa Housing Authority to provide housing vouchers for payment assistance
- The project was also awarded OHFA Tax Credits
- The TDA Executive Director and Representative Goodwin plan to meet with the owners of the project to discuss how we might meet an appropriate solution

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

- West of Hartford Avenue, between East Seminole Place and East Virgin Street
 - i. Sold four (4) 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 met with the Builder on November 11, 2016 to discuss firm start and completion dates
 - b. Once they receive a firm schedule, construction will commence
 2. 1890 North Hartford Avenue - \$12,000 - Larry Crawford
 - a. Construction is 100% complete.
 3. 2010 North Hartford Avenue - \$12,500 - Bennie Oulds
 - a. On December 5, 2016, the TDA Board of Commissioners reviewed and approved Resolution No. 6291, allowing Mr. Oulds an extension for completion to May 18, 2018
 4. 638 East Seminole Place - \$11,500 - LaKeshu and Bill White

- a. This project is 100% complete
- b. Owners plan to occupy home

- 5. 1980 North Hartford Avenue - \$12,000.00 – Camenae Patrick
 - a. Has signed an Offer to Purchase the property

Director Meetings and Related Activities:

January 1	New Year's
January 2	New Year's Holiday Observed
January 4	City of Tulsa, Dawn Warwick
January 5	TDA Regular Meeting
January 6	BADDOA Meeting UCT Land, OSU-Tulsa, Langston University, Tulsa Public Schools, City of Tulsa and TDA
January 10	Cheyenne Avenue proposal, Marvin Shirley CHIP Launch Lots on MLK Blvd., Lynn Jackson
January 11	Downtown Coordinating Council
January 12	Baseball Hall of Fame, Vince Trinidad TPS School Bond Committee
January 16	MLK Day Observed
January 19	Crossover Board Committee meeting Block 44, KKT Architects
January 20	Tulsa City-County Library, Kim Johnson
January 24	Family Dollar, Rudisill Library
January 25	TDA Office closed in observation of Robert Hartley funeral service Pam Bright Retirement Party
January 26	AEI Housing Committee (Affordable Housing)

Respectfully submitted,

O.C. Walker II
Executive Director
Tulsa Development Authority