

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

May 2016

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 is in the process of completing the punch list items
- They are in the planning stages of interior construction for Unit No. 2

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 Redeveloper has received the temporary Certificates of Occupancy for the following
 - Clubhouse
 - Leasing Office
 - 3 model units
- The Leasing Office opened Monday, May 23, 2016
 - The Redeveloper has provided over 20 tours of the units
- The Redeveloper expects to begin moving tenants in the venue in Mid-June
- The Redeveloper welcomes the TDA Board of Commissioners for a tour of the property, when available.

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

411 South Frankfort Avenue

Mixed-Use Development

Land Sale for the City of Tulsa

- The property closed on April 15, 2016
- TDA will remit all proceeds to the City of Tulsa, less expenses associated with the project
- The Redeveloper has scheduled a meeting with the TDA Executive Director to discuss a possible change to the final design program

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

- The Redeveloper is refining bids from sub-contractors for final project estimate and cost of construction
- The Financing Institution is awaiting the cost estimate to finalize financing

- The Building permit is on schedule for approval

E. East End Village

401 and 405 South Elgin Avenue, 408 and 418 South Frankfort Avenue, 414 East 4th Street and 415 East 5th Street, Tulsa, Oklahoma

Mixed-Use Development – 62 Apartment Units

Downtown Housing Fund

- On April 15, 2016, the City of Tulsa issued the Certificate of Occupancy indicating the project met all building and code requirements
- The Certificate of Completion has been issued
- The Redeveloper has leased 53 out of 83 units
- They are in the process of minor “touch-up” in the remaining units
- Litigation continues with Alpine Roofing, LLC and MGT Construction Management, Inc.

F. Blue Dome Anchor, LLC

110 S. Hartford Avenue/The Hartford Building

Mixed-Use Development - 64 Unit Apartment Building

TDA Land Disposition

- Renovation of the existing building into 64 apartment units
- Levels 1 and 2:
 - Discussion with tenant – Medical and Wellness Services
 - Discussion with tenant – National Firm – Title and Trust
- Level 3 - Planning for Apartments – Level 3

G. YMCA Lofts – Draw Next Month

515 S. Denver Avenue

Mixed-Use with 45 Unit Apartments

Downtown Redevelopment Fund

- Completion percentages:
 - 70% of the project
 - Concrete work in garage
 - New Roofing
 - CMU walls at first floor apartments
 - 90% of the Second Floor Apartment framing
 - Hole coring on all floors
 - Passenger elevator – rebuild
 - 90% of the Exterior window double insulated glass installed
 - Second floor apartment framing
- On going
 - Plumbing rough-in on all floors
 - Mechanical piping
 - Mechanical exhaust duct
 - Electrical rough-in – On going
 - Sheetrock installation – Level Basement, 1, 2, and 3 floors
 - New windows – Racquet ball court
 - Fire Alarm System
 - Grinding and floor preparation being installed

- Exterior Masonry repair – Work commencing
- Major purchase – Millwork, Light Fixtures, Plumbing Fixtures, Doors, hardware and appliances

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

**522 South Boston Avenue, Tulsa, Oklahoma, Enterprise Building
Downtown Development Redevelopment Fund**

- The curtain-wall is in the process of being removed
 - This will take several weeks to complete
- The Elevator modernization has commenced
- In regard to infrastructure, the following has been installed:
 - Pipe work
 - Duct work
 - Refrigerant line
 - Electrical lines
- Kitchen cabinets have been ordered
- Interior framing continues

I. 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 Redeveloper continues to wait for the final Building Permit from the City of Tulsa
- The following principals have signed off on the Building Permit:
 - TDA
 - Architectural
 - Planing
 - Zoning
 - Water/Sewer/Drainage - awaiting approval from the IDP
- TDA's General Counsel is working with the Redeveloper regarding the Construction Financial Documents

J. First Street Lofts

110 East 1st Street

- On May 5, 2016, the TDA Board of Commissioners reviewed and approved a Resolution for the Ninth Amendment to the Redevelopment Agreement
- On May 17, 2016, the Ninth Amendment was sent to the Mayor's Office for execution
- Once the Amendment is executed, we have a tentative closing set for the week of June 13, 2016
- The ground breaking will be scheduled shortly afterwards
- Construction has started in replacing the roof, as part of the insurance claim

2. Drexel Academy

Northeast Corner of Martin Luther King Jr., Blvd

- Drexel Academy has secured a building for the 2016 – 2017 School year
- Drexel will not be utilizing the UCT property at MLK and Jasper Street

3. Emerson Elementary School

909 North Boston Avenue, Tulsa, Oklahoma

- In the April 7, 2016, TDA Regular Meeting, this item was tabled to allow TPS and UCAT to negotiate a Land Transfer Agreement
- TPS met with UCT to discuss the structure of the transfer
- TPS General Counsel is in the process of drafting the Agreement
- This item will appear on the agenda for the July 7, 2016 TDA Board meeting

4. 1216 North Lansing Avenue, The Lansing Centre'

The Lansing Centre' - Parking Lot

- The TDA Office has received bids from several asphalt contractors
- Pat Forsman Consulting, was the most competitive and cost savings
 - Remove loose material and haul off-site
 - Compact the sub-grade and replace, if necessary
 - Apply tack coat
 - Fill holes with Type 'C' Asphalt in two lifts and compact
 - Striping is included
 - Total Sum \$12,750.00

The Lansing Centre' - Roof

- In 2012, the entire roof was replaced at the TDA Office
- In the Spring of 2016, TDA had all HVAC units serviced and filters replaced
- When it rains, the roof continues to leak near all HVAC ducts throughout the entire complex

5. Sector Plan Update

- Project Website needs to be updated by Monday, May 23, 2016
- Provide full draft documents by Monday, May 23, 2016
- Include comments and edits in full draft document
- Technical Review Committee
- Revised timeline of events for adoption process
- We will not engage the CAT committee for a meeting, as we would like to fully vet the material internally
 - TDA Board of Commissioners will be brought up to speed by Doug Hammel only on June 2, 2016
 - HLA will meet with TDA/COT Staff to ensure all components of the document are relevant
 - Local PR firms will not be engaged at this time

Proposed timeline of events is as follows:

- | | |
|---|--------------|
| • Provide a full document | May 23, 2016 |
| • Conference Call | May 31, 2016 |
| • TDA Board Meeting | June 2, 2016 |
| • TDA Board approve the "Draft" document | June 2, 2016 |
| • CAT receive and review the "Draft" document | June 2, 2016 |

- HLA return to Tulsa for meeting with CAT and community July 2016

6. Project Updates

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

Northeast Corner of North Main Street and East Latimer Street
162 Multi-Family Units

- On May 5, 2016, the TDA Board of Commissioners approved Resolution No. 6215, denying a request to amend the Contract with Tulsa North Development Corporation for an extension of the Contract Deadlines for Redevelopment of the subject property
- The Redeveloper will provide an update to the TDA Board of Commissioners on Thursday, June 2, 2016

B. Carland Group

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

48 Multi-Family Units

- The Redeveloper is in the process of completing the installation of underground utilities and rough cutting elevations for final grade
- The plumbers will have all four buildings roughed in soon
- The project is on schedule to be completed by Fall 2016

C. **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. Scheduled to close Summer 2016
 2. 1890 North Hartford Avenue - \$12,000 - Larry Crawford
 - a. Construction 100% complete.
 3. 2010 North Hartford Avenue - \$12,500 - Bennie Oulds
 - a. On May 5, 2016, the TDA Board of Commissioners approved Resolution No. 6213, amending the Redevelopment Contract with Bennie Oulds for the purchase and Redevelopment of the property
 4. 638 East Seminole Place - \$11,500 - LaKeshu and Bill White
 - a. Construction has commenced

The following lots will be added to the June 3, 2016 Lot Draw:

- a. 2020 North Hartford Avenue - \$12,500
- b. 1960 North Hartford Avenue - \$12,000
- c. 1980 North Hartford Avenue - \$12,000

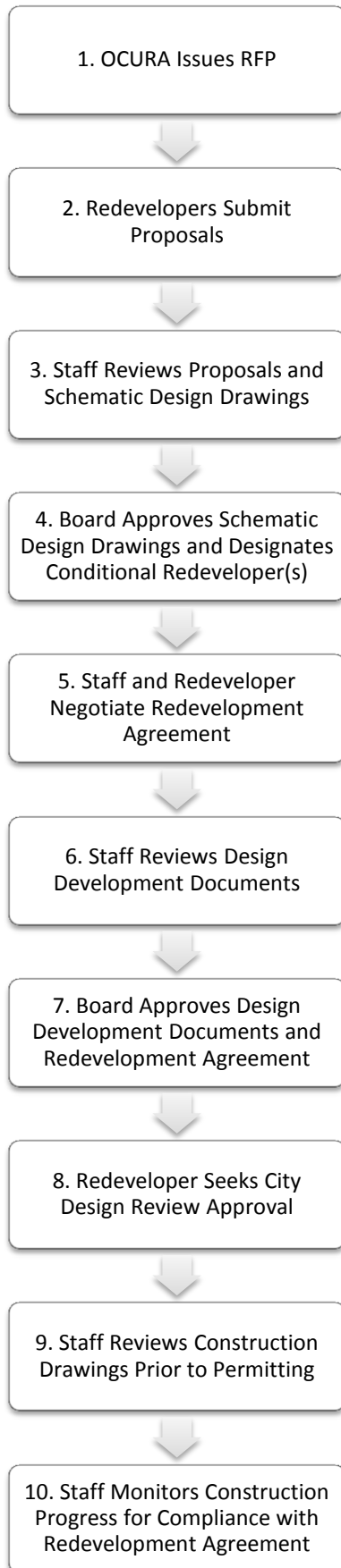
Director Meetings and Related Activities:

May 4	Downtown Coordinating Council Walkable City, Jeff Spike
May 5	TDA Regular Board Meeting 36 th Street North and MLK Blvd., Jerry Goodwin
May 6	Brady Art District TIF, Property Owners Meeting
May 9	Brady District TIF, City of Tulsa, Jim Coles
May 10	Tornado Relief Fund, City of Tulsa, Lottie Nealy and Brant Pitchford Paychex, Susan Bayles
May 11	Sector Plan Update, Dawn Warwick
May 12	Sector Plan Update, Houseal Lavigne Associates TPS School Bond Committee Meeting
May 17	Block 44, The Ross Group and American Residential
May 19	Tulsa City County Library, KW Neighborhood Downtown Development Redevelopment Fund Committee
May 25	University Center at Tulsa, Mayor's Office and UCT
May 26	Vacation, Executive Director
May 27	Vacation, Executive Director
May 30	Memorial Day Observed
May 31	Davenport Lofts, Jeff Weaver Groundbreaking, Tulsa Airport
June 2	TDA Regular Board of Commissioner meeting

Respectfully submitted,

O.C. Walker II
Executive Director
Tulsa Development Authority

Design Review Process for Redevelopment Sites



1. The RFP for site redevelopment outlines a vision for the property, applicable zoning, design and other regulatory standards. Additional requirements may be included that are unique to the site.

2. Redevelopers' responses must include a conceptual site plan and schematic designs that reflect the requirements of the RFP.

3. Staff reviews proposals and develops memorandum responding to contents. A follow-up meeting may be requested to discuss memorandum. Staff may rely on a third-party design specialist for Schematic Design Drawings review and multiple rounds of comments and revisions may be necessary to prepare for Board review.

4. Responses are submitted to the Board for review. The Board approves Schematic Design Drawings and designates the Conditional Redeveloper(s). More than one redeveloper may be designated as the Conditional Redeveloper(s).

5. Staff and the Conditional Redeveloper(s) begin negotiating the Redevelopment Agreement(s) including sale price, evidence of financing, design considerations and project timeline.

6. The Conditional Redeveloper(s) submits Design Development Documents for staff review 30-45 days prior to the next regular Board meeting. Submission of documents does not guarantee placement on the next Board meeting agenda. Staff may rely on a third-party design specialist for Design Development Documents review and multiple rounds of comments and revisions may be necessary to prepare for Board review.

7. Design Development Documents and the Redevelopment Agreement(s) are submitted to the Board for review. The Board approves Design Development Documents and designates one Redeveloper through the approval of the Redevelopment Agreement.

8. The Redeveloper must seek City design review approval if located in a special zoning district. This can be completed concurrently with the OCURA Design Review Process.

9. Redeveloper submits Construction Drawings for staff review. Redeveloper then applies for City permitting.

10. Staff monitors construction and issues Certificate of Compliance upon project completion.



**WHEN DISASTER STRIKES, YOU CAN COUNT ON TULSA DEVELOPMENT AUTHORITY
AND THE CITY OF TULSA**

We want to show that we care about the underserved in our City. Our goal is to give back by providing disaster assistance if you were affected by the Tornado on March 30, 2016. TDA's mission is to IMPROVE AND GROW Tulsa, using private and public resources to fund programs and projects that help neighborhoods and commercial centers to thrive and sustain growth and prosperity. This effort will prevent long-term displacement to area residents affected by the tornado.

TDA is partnering with the City of Tulsa to administer grants up to \$5,000 per household. Homeowners must provide proof by meeting national and local regulation guidelines, and are currently owner-occupied of the affected property.

- Boundaries are:
- North – East 52nd Street North
 - South – East 40th Street North
 - East – Highway 75
 - West – North Osage Drive

For qualifications or if you need additional information, please call the City of Tulsa “Working In Neighborhoods” Department at 918-576-5552.

FUNDS ARE LIMITED, FIRST COME, FIRST SERVED!