

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

July 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**

- The Redeveloper is in the process of completing the interior of Unit No. 2
- The irrigation and landscaping of the Common Areas is on going
- Urban8 continues to wait for the placement of the PSO equipment

**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 has received the temporary Certificates of Occupancy for Phase I and Phase II
- The swimming pool will be complete by mid-July
- There are currently five (5) units occupied
- 66 units are ready for lease
- Phase II will be completed by August 2016

**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
- The Redeveloper continues to make progress under the terms of the agreement

**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 Redevelopers have completed the preliminary bidding of the project
- The project is currently in the permitting stage with the City of Tulsa

**E. Blue Dome Anchor, LLC**

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

**Mixed-Use Development - 64 Unit Apartment Building**

**TDA Land Disposition**

- The Redeveloper is in the process of clearing and cleaning the site
- Facade of rehabilitation mockup complete
- Discussions with tenant for Level 1 and 2 - Medical and Wellness Services
- Discussions with tenant for Level 1 and 2 - National Firm - Title and Trust Company
- Level 3 - Planning for Apartments

**F. YMCA Lofts – Draw Next Month**

**515 S. Denver Avenue**

**Mixed-Use with 45 Unit Apartments**

**Downtown Redevelopment Fund**

- The Redeveloper will present the ninth Draw Request from the Downtown Redevelopment Fund Committee
- Completion 75% percentages:
  - Concrete work in garage
  - New Roofing
  - CMU walls at first floor apartments
  - Hole coring on all floors
  - Passenger elevator – rebuild
  - Exterior window double insulated glass installed
  - Second floor apartment framing
  - CMU walls on first floor
  - Sheetrock installation
  - Fireproofing
- On going
  - Plumbing rough-in on all floors
  - Mechanical piping
  - Mechanical exhaust duct
  - Electrical rough-in
  - New windows – Racquet ball court
  - Fire Alarm System
  - Grinding and floor preparation being installed
  - Exterior Masonry repair – Work commencing
  - Fire alarm System
  - Grinding and floor preparation
  - Bathroom tile
  - Exterior masonry repair
- Major purchase – Millwork, Light Fixtures, Plumbing Fixtures, Doors, hardware and appliances

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

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

- The Redeveloper will present the third Draw Request from the Downtown Development Redevelopment Fund Committee
- The curtain-wall continues to be removed with the glaziers having started on the South wall
- Plumbing, electrical and mechanical contractors continue to install and are now approaching the upper floors
- Wall insulation will be installed soon
- The elevator modernization crew is nearing completion
- Material has been ordered, such as balcony railing, kitchen counter-tops, sinks and shower doors

**H. Box Yard Project**

**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 received a building permit to commence construction
- The Contractor is pouring concrete pad for the site

**I. First Street Lofts**

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

- On June 24, 2016, the First Street Lofts project officially closed
- Construction is scheduled to commence the first week of July 2016
- The project is scheduled for completion by December 2016

**2. Emerson Elementary School**

**909 North Boston Avenue, Tulsa, Oklahoma**

- This item will be considered in the July 2016 TDA Board of Commissioner meeting
- The deal is structured as a 50 year land lease between TPS and UCT, as opposed to a land transfer

**3. 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
- TDA has been in contact with Tara Contractors and he proposes the following:
  - Provide time and materials to remove and reinstall 10 Roof Top Units (RTU) using curb adapters
  - The roof will be mopped for proper sealing to prevent moisture into the building
  - Usage of a crane will be necessary for the removal and reset of units and curb adapters
  - The cost for each unit is \$5,820.00

### **4. Sector Plan Update**

- Houseal Lavigne Associates (HLA) has provided the Citizens Advisory Team with a Draft of the Sector Plans for the North Tulsa Area, together with the Kendall-Whittier Neighborhood Plan for review
- HLA will be in Tulsa to present to both neighborhood groups as follows:
  - North Tulsa Sector Plan Meeting Update
    - Monday, July 11, 2016
    - 6:00 p.m.
    - Rudisill Library
    - 1520 North Hartford Avenue
    - Tulsa, Oklahoma 74106
  - Kendall-Whittier Sector Plan Meeting Update
    - Tuesday, July 12, 1016
    - 6:00 p.m.
    - Sequoyah Elementary School
    - 724 North Birmingham Avenue
    - Tulsa, Oklahoma 74110
  - Please see the attached plans and timeline of events

### **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**

- All underground utilities have been installed
- Construction has commenced on units
- The project is on schedule to be completed by Fall 2016

**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. Closed on May 24, 2016
      - b. Construction of new home will commence, to be completed by May 2017
    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 and should be complete by Fall 2016

**Director Meetings and Related Activities:**

June 1	UCT - Ron Bussert
June 2	TDA Regular Board of Commissioner meeting Sector Plan Review - HLA
June 3	TDA Lot Draw Brady District TIF Committee CORE Associates - Eric Richards KSQ Architects Open House
June 7	Paychex Retirement Plan - Grant Bakker Paychex Health Insurance - Kendrick Spite Rollerson Productions - Leon Rollerson
June 8	Available lots in North Tulsa - Richard Presley 6 <sup>th</sup> Street Infill Plan - Roger Acebo
June 10	RFP Submission Deadline, re: Block 44 Ogan's Circle North Peoria Street Lighting Design
June 13	The Grant Helpers.com - Mike Reed Springdale Shopping Center - Will Sanditen
June 14	Operational Plan - Cynthia Stewart
June 15	NEOK AEI Second Quarter Meeting
June 17	Juneteenth (Not Observed)
June 21	Operational Plan - Cynthia Stewart
June 23	Brady District TIF - Marvin Shirley
June 24	First Street Lofts - Closing

June 27 Habitat for Humanity - Cameron Walker and Ken Klein  
Brady District TIF Meeting - City of Tulsa Staff and Brady Village Property owners  
Association  
City of Tulsa - Dawn Warwick, Leon Davis and Roger Acebo  
June 28 Arvest - Virgil Miller (Group CRA Director)  
June 29 Tulsa Chamber of Commerce - Brien Thorstenberg and Nick Doctor  
July 1 Meeting with University Center at Tulsa and City of Tulsa Officials

Respectfully submitted,

O.C. Walker II  
Executive Director  
Tulsa Development Authority

## Completion Timeline – Sector Plan Update

ID	Task Name	Start	Finish	Duration	Responsibility	Jun 2016				Jul 2016				Aug 2016				Sep 2016				
						6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	
1	TDA Briefing / Staff work day	6/2/2016	6/2/2016	1d	TDA, PD, HL																	
2	Complete & deliver CAT drafts of each plan	6/2/2016	6/22/2016	21d	HL																	
3	Distribute CAT drafts (post online, email to CAT members)	6/22/2016	6/22/2016	1d	HL, TDA																	
4	CAT meetings (open to public, posted on website, invitations emailed to CAT members)	7/11/2016	7/12/2016	2d	All																	
5	Community outreach to promote Open House meetings	7/1/2016	7/12/2016	12d	HL																	
6	Open House meetings (open to public, heavily promoted, media event, fully staffed) To be conducted simultaneously or continued on 7/20 for KW plan	7/19/2016	7/20/2016	2d	All																	
7	TMAPC Work Session	7/20/2016	7/20/2016	1d	HL, TDA, PD, TMAPC staff																	
8	Notice for TMAPC public hearing (published in Tulsa World)	7/22/2016	7/22/2016	1d	TMAPC staff																	
9	Briefing for TDA and CC (status update – optional)	8/4/2016	8/4/2016	1d	HL, TDA																	
10	Post and publish notices for TDA public hearings	8/15/2016	8/15/2016	1d	TDA																	
11	TMAPC Public Hearing	8/17/2016	8/17/2016	1d	All																	
12	TDA public hearing	9/1/2016	9/1/2016	1d	HL, TDA, PD																	
13	TDA public hearing (special hearing – requires additional agenda posting)	9/15/2016	9/15/2016	1d	TDA																	
14	UED Committee presentation	9/15/2016	9/15/2016	1d	TDA, HL, CC																	
15	City Council – 1st reading	9/15/2016	9/15/2016	1d	TDA, HL, CC																	
16	City Council – 2nd reading	9/22/2016	9/22/2016	1d	CC																	

TDA – Tulsa Development Authority  
 PD – Planning & Development (City of Tulsa)  
 HL – Houseal Lavigne Associates  
 CC – City Council  
 TMAPC – Tulsa Metropolitan Area Planning Commission