

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

September 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 project has a new broker of record
- The utility work is being finalized in the front, together with the Common Areas on Greenwood
- Final grading will be completed shortly
- The irrigation and landscaping are the final items to be completed
- Urban8, LLC is waiting to learn of the decision for final placement of the PSO equipment

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 will be completed by the end of October 2016
- The Redeveloper has received a temporary Certificate of Occupancy for the third of the four sections, bringing the total number of units to 96 available to lease
- Currently, there are 20 units occupied and 40 units leased (25% of the project)
- Construction will be completed on the pass through and allow access to the front door

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

411 South Frankfort Avenue

Mixed-Use Development

Land Sale for the City of Tulsa

- The Redeveloper continues to make progress under the terms and conditions of the Redevelopment 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

- IDP permits for the multi-family were submitted to the City of Tulsa for approval
- Associated "License Agreements" are being obtained and executed with related parties
- The Building Permits will be submitted by Sikes and Abernathie Architects and is pending final approval of the IDP Permit

- The project is currently in the permitting stage with the City of Tulsa
- Met with bank representatives to discuss project specifics
- The Redeveloper is working with JTR Restaurant Group on leasing 2,300 square feet of the allocated commercial space for the southeast corner
- A lease agreement is pending final review
- Construction details and final legal review
- American parking has agreed to provide leased space for construction staging area at the former Braums trucking facility
- The Redevelopers are moving steadily towards resolving the last remaining issues in order to set a date for “Ground Breaking”
- Rupe Construction estimates 12 – 15 months from the date of “Ground Breaking” to complete the project

E. Blue Dome Anchor, LLC

**110 S. Hartford Avenue/The Hartford Building
Mixed-Use Development - 64 Unit Apartment Building
TDA Land Disposition**

- No new information

F. YMCA Lofts

**515 S. Denver Avenue
Mixed-Use with 45 Unit Apartments
Downtown Redevelopment Fund**

- The project is 85% completed
- 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 Levels 2 and 3
- Fireproofing
- Framing – Second floor apartment
- Framing – racquet ball court apartments
- Bathroom tile – Level 1
- Paining all first floor apartment and lobby
- Kitchen cabinets
- Hole coring on all floors
- Exterior Masonry repair – Work commencing

On going

- Plumbing rough-in on all floors
- Mechanical piping
- Mechanical exhaust duct
- Electrical rough-in

- Fire Alarm System
- Grinding and floor preparation being installed
- Fire alarm System
- Grinding and floor preparation
- Bathroom tile
- Exterior masonry repair
- Framing – Level 3 – Residence tower
- New windows – Racquet ball court

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

522 South Boston Avenue, Tulsa, Oklahoma, Enterprise Building

Downtown Development Redevelopment Fund

- The balconies are taking shape and the new sliding frames are starting to be installed
- Plumbing, electrical and mechanical contractors continue to install and are now working on the upper floors
- Wall insulation has been installed through the seventh floor
- The elevator modernization crew is working on the second elevator
- Sheetrock has been installed on the second through the seventh floors
- Tiling is almost complete on the second floor
- Painting has begun, and the second and third floors have been primed
- Kitchen and bathroom cabinets are being installed on the second floor
- Window frames and glass have been installed through the eighth floor
- The project continues to operate on temporary power
 - The heavy electrical gear has arrived and is still being installed
- There are some units staged and ready to be shown at the “Dwell in the IDL” which will be held on Sunday, October 6, 2016

H. Tulsa Box Yard

Southeast 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

- On August 4, 2016, the TDA Board of Commissioners reviewed and approved Resolution No. 6251; approving the First amendment to Redevelopment Agreement, Promissory note and mortgage with Tulsa Boxyard, LLC
- The first shipping containers (boxes) were delivered on site Friday, August 19, 2016
- Additional shipping containers are on site and are connecting the second floor

I. First Street Lofts

310 East 1st Street

- The Redevelopers have finished demolition and cleanup of all miscellaneous debris that has accumulated over the years
- The Redeveloper is currently laying out all walls
- Rough in mechanical, plumbing and electrical will start by mid-October

2. The Village at Central Park

**Southwest corner of South Peoria Avenue and East 6th Street, Tulsa, Oklahoma
Pearl Development, LLC (Darin Ross)**

- The existing Project Architect has moved to Houston Texas.
- The Redeveloper is in the process of interviewing two “new” architectural firms. A determination will be made by September 30, 2016
- Once the Project Architect is selected, they will proceed to provide schematic drawings
- Construction Documents will be submitted to TDA Board of Commissioners in December 2016

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 Redevelopers have received the approved building permits
- They plan to mobilize on site the first week in October 2016
- Construction will commence mid-October

3. Brady Area Marking Study

- A market study of comparable properties was completed as of June 30, 2016
- The results were positive, indicating leasing/vacancy levels and rental rates remain steady and strong
- Rental rates have increased slightly
- Both leasing levels and rental rates continue to exceed the assumption in some financial model and has updated most pro-forma financials

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 \$24,000.00

5. Sector Plan Update

- On September 7, 2016, the TMAPC reviewed and recommended approval for the adoption of both Sector Plans by Resolution, rather than ordinance
- The City Council will review the plans for adoption on October 12, 2016 in the Urban Economic Development Committee meeting.
- The Plans will have two Public Hearings to allow input from the area residents on October 12, 2016 and October 26, 2016
- The TDA Board of Commissioners will review and consider approval on November 3, 2016
- TDA has contracted with Oakwood Graphics to create and install all 30 signs 14 days before the first Public Hearing
- An advertisement was placed in the Tulsa World on September 25, 2016
 - The advertisement must be published 14 days before the first Public Hearing.

- After reviewing the latest materials, Staff found a few minor adjustments in order to ensure the plan documents and all maps match the executive summaries and TMAPC action
- Once the Plans are adopted and put in place, this will allow TDA to seek funds to implement the Plans and become a Change Agent for the City of Tulsa

6. 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

- The bricklayers are finishing Buildings B and C; Building D is nearing completion
- The electricians are working on the Community Building
- The trim carpenters are completing Building C
- The insulation crew finished Building E and are moving to building F
- The drywall crew is working on Building D
- The sprinkler crew is working on Building I

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 Fall 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 to amend the Redevelopment Contract with Bennie Oulds by extending the time for completion to May 18, 2017.
 4. 638 East Seminole Place - \$11,500 - LaKeshu and Bill White
 - a. The project is nearing completion
 - b. Construction has commenced and should be complete by Fall 2016
 5. 1980 North Hartford Avenue - \$12,000.00 – Camenae Patrick
 - a. Has signed an Offer to Purchase the property

Director Meetings and Related Activities:

September 1 September 2016, Regular TDA Board of Commissioners Meeting
September 2 Brady Arts District Owners Association
INCOG
September 5 Labor Day Observed
September 6 Executive Director Vacation Day
September 7 Tulsa Metropolitan Area Planning Commissioner – Sector Plan Update
September 8 Executive Director Vacation Day
September 9 Executive Director Vacation Day
September 13 CHIP Steering Committee Meeting
September 14 Oakwood Graphic Signs – Sector Plan Updates
Downtown Coordinating Council
September 15 City of Tulsa’s Economic Development Strategy
SBE Networking Kick Off
September 16 Submission deadline for RFP Responses for the East Latimer property
September 19 North Peoria TIF, Derek Gates
September 21 Greenwood Chamber of Commerce
September 22 Paychex, Grant Bakker
September 26 Wilkins Case
September 27 City of Tulsa, Board of Adjustments
September 30 Deliver TDA Board Packets

Respectfully submitted,

O.C. Walker II
Executive Director
Tulsa Development Authority