

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

November 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 is progressing very well
- The project will be completed no later than mid-December
- The Redeveloper has invited the TDA Board of Commissioners to tour the site

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 project were submitted to the City of Tulsa for approval
- Associated "License Agreements" are being obtained for execution with related parties
- The Building Permits will be submitted by Sikes and Abernathie Architects, pending final approval of the IDP Permits
- 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 for construction staging
- Agreements with the construction contractors details are in 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 90% 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 apartments
 - Framing – racquet ball court apartments
 - Bathroom tile – Level 1
 - Painting all first floor apartments 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
- 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 balcony railings are being installed and the new sliding doors have been installed on the lower floors
- Plumbing, electrical and mechanical contractors continue to install and are now working on the upper floors
- Wall insulation has been installed through the eighth floor
- The elevator modernization crews are finished with both elevators
- Sheetrock has been installed on the second through seventh floors
- Tiling is complete on the second floor
- Tiling is almost complete on the third and fourth floors
- Painting is finished on the second floor; the third, fourth and fifth floors have been primed
- Kitchen and bathroom cabinets have been installed on the second floor
- Window frames and glass have been installed through the eighth floor
- The Redeveloper continues to work on temporary power
 - The heavy electrical gear has arrived and will be installed soon
- The back-up generator arrived and has been installed
- Some units are staged and ready to be shown at the “Dwell in the IDL Tour” which is scheduled to start November 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

- The project is going along smoothly
- TDA’s General Counsel is working with the Senior Vice President of AVB to draft an irrevocable letter of credit
- Additional shipping containers are on site and are connecting the second floor

I. First Street Lofts

310 East 1st Street

- The Redevelopers indicated that framing continues on the 4th and 5th Floors
- Rough mechanical, electrical and plumbing on floors 2 through 5
- These activities will continue for the next few weeks

2. The Village at Central Park

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

- Pearl Development has made some changes and they have a new Project Architect
- They are in the process of modifying the plans
- The Redeveloper believes it will be more feasible for the land

- Mr. Ross would like to schedule a meeting with TDA before the December 1, 2016 TDA Regular Meeting to review the revised schematics before going to the documentation phase

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
- VCP, LLC broke ground the week of October 17, 2016
- The foundation and footing forms are being installed and concrete will be poured in the near future

**3. Hampton Inn and Suites/ One Place Hospitality, LC
East 3rd Street and South Cheyenne Avenue, Tulsa, Oklahoma
Nine story, 125 room hotel, plus provision for off-street parking**

- The project is nearing 60% completion
- The venue is scheduled to be open by the NCAA March madness
- Exterior
 - EIFS and Brick work continue
- Interior
 - Rough electrical and mechanical installation is being finished up on all floors
 - Drywall installation continues through all floors
 - Interior finishes to follow drywall installation

**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 saving bid to include the following:
 - 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

- Houseal Lavigne Associates are currently in the adoption process of both Sector Plans
- November 3, 2016, will be the final Public Hearing for the adoption process for both Sector Plan updates by the Tulsa Development Authority
- Two Public Hearings were held with the City Council on October 12, 2016 and October 26, 2016
- On September 7, 2016, the TMAPC reviewed and recommended approval for the adoption of both Sector Plans by Resolution, rather than ordinance
- Once the Plans are adopted and put in place, TDA will 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, and scheduled for completion before the end of the year
 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 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 the end of the year
 5. 1980 North Hartford Avenue - \$12,000.00 – Camenae Patrick
 - a. Has signed an Offer to Purchase the property

Director Meetings and Related Activities:

October 3 North Tulsa Tour, Ken Klein
CDBG/HUD Workshop

October 4 North Tulsa Community Leaders
 CDBG/HUD Workshop
 B.T. Bynum
 October 5 West Tulsa Development, Scott Pardee
 October 6 TDA Regular Meeting
 October 7 Brady District Property Owner's Meeting
 October 11 Mayfield Closing
 October 12 Tulsa City Council
 6th Street Infill
 DCC
 October 13 North Peoria Street Lighting Project
 October 14 Executive Director Vacation
 October 17 Executive Director Vacation
 October 18 Phoenix District, Traci Chandler
 October 19 Dirty Butter, Lee Alford
 TDA owned lot on East Pine Street, Mike Mantel
 Lot on Cincinnati, Lynn Jackson
 October 20 The Ross Group, Warren Ross and Matt Newman
 October 22 Brady Heights Neighborhood Association
 October 24 Greenwood Sector Plan, Joyce Brown
 OU Tulsa, Thomas Boxley
 6th Street Infill Project
 October 25 North Peoria TIF, Tom Long
 Crossover Community Impact
 Board of Adjustments
 October 26 Sector Plan Updates, Tulsa City Council
 October 27 Paychex, Grant Bakker

Respectfully submitted,

O.C. Walker II
 Executive Director
 Tulsa Development Authority