

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

December 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 continues to perform the interior build-out for Unit No. 2
- They began working on the grading, drainage and landscaping of the common areas on Greenwood, in front of unit No. 1 and 2
- The utility work is ongoing in the common areas
- The final grading in the rear of common areas has begun
- The irrigation system is being installed

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

- Construction will be complete by the end of the year
- The Redeveloper is working to complete the punch list of items
- The leasing process is progressing at a steady pace
- TDA has been encouraged to visit the property
- They are proud of what they have created and believe TDA will also be proud

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
- Agreement details with the construction contractors 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 92% 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 on 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
 - Major Purchase - Carpet

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
- 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 installation of utilities on all floors
- Wall insulation has been installed through the eighth floor, with the ninth floor finishing up this week
- The elevator modernization crews are finished with both elevators
- Sheetrock has been installed on the second through seventh floors
- Tiling is complete on the third and fourth floors, with the fifth and sixth floors going on now
- 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

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
- The Redeveloper has submitted all the necessary information to receive the First Draw request for this project

I. First Street Lofts

310 East 1st Street

- The Redevelopers indicated that rough mechanical, electrical and plumbing continues on all floors
- Drywall has been installed on the 2nd, 3rd and partially on the 4th and 5th floors
- Framing on interior apartments and stairs continue on 4th and 5th floors

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 is working with a new Project Architect to develop a revised schedule

- The Redeveloper is also securing financing which will greatly determine the scope of the new drawings
- The current architects are currently working with Pearl Development's bankers to change the scale of the development
- They would like to meet with TDA in mid-December to discuss the revised scope of the project

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 Redeveloper is waiting for ONG to move some lines for Lots 12 – 16
 - ONG committed to have this process completed by November 30, 2016
- The project is in 2" of standing water
 - Lanny McIntosh, project architect, discovered it when the footings were completed
- Sam Rader is waiting on more specific cost to come in with respect to the other construction

**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**

- All mechanical, electric and plumbing rough-ins are complete through the 9th floor
- The roof is complete, minus the copper metal
- Sheetrock is scheduled to be completed by December 1, 2016
- Painters are working on the 6th floor
- Tile is being installed on the 4th floor
- Tub surrounds are also being installed on the 6th floor
- Otis Elevators is on site installing the elevator
- The RTUs were set on the high roof November 14, 2016
- Vanities, shower doors, door frames, wet bar casework are all scheduled to begin installation during the latter part of December
- Scaffolding on the exterior is being removed
- The EIFS is being completed as the scaffold comes down
- Thin brick is being installed on the front of the building at the same time
- Once the scaffold is down to the first floor, the Redeveloper will begin to install the modular brick store fronts
- Construction to start on the pool area the week of Thanksgiving

**4. 1216 North Lansing Avenue, The Lansing Centre'
The Lansing Centre' - Parking Lot**

- No new information

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
- November 3, 2016 was the final Public Hearing for the adoption process for both Sector Plan updates by the Tulsa Development Authority

- On November 3, 2016, the TDA Board of Commissioners reviewed and approved the Greenwood Heritage Neighborhood Sector Plan/Unity Heritage Neighborhood Sector Plans and the Kendall-Whittier Neighborhood Sector Plan
- The Sector Plans have been fully adopted
 - Key Steps:
 - **Greenwood Heritage**
 - Get Area Residents Involved
 - Collaborate with the University Center at Tulsa (UCAT)
 - Assemble Viable Project Sites
 - Focus on Local History
 - Stabilize At-Risk Housing
 - Key Steps
 - **Kendall-Whitter Sector Plan**
 - Strategic Action Plan for the Northern Industrial Revitalization
 - Program Roadway Cross-Section Improvements
 - Remove Barriers to Residential Development
 - Implementation: Funding
 - Economic Development
 - Community Development
 - Transportation and Infrastructure
 - Parks and Open Spaces

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 brick masons are finishing Buildings E and F; Building G is nearing completion
- The framers are placing the roof over the debris wall and started framing the pavilion.
- The last building has been fully tiled
- The utility crew laid the 2" water line in 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. 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. Spoke with Mr. Oulds on November 14, 2016, to discuss the status of his proposed Redevelopment.
 - b. He informed me that he may need an extension until December 2017
 - c. 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. Construction has commenced and is 70% complete
- 5. 1980 North Hartford Avenue - \$12,000.00 – Camenae Patrick
 - a. Has signed an Offer to Purchase the property

Director Meetings and Related Activities:

- November 1 Brady Village District TIF, Mayor Bartlett, Clay Bird, Jim Twombly and Jim Coles
- November 2 North Peoria TIF, Mike Reed
Pat Treadway and Marvin Shirley
- November 3 TDA Regular Meeting
North Peoria TIF Meeting
- November 4 Brady Village District TIF Meeting
- November 7 Lansing Center Parking Lot, Mike Thedford
- November 8 BOA, Juvenile Detention Center
- November 9 Quarterly meeting, Alliance for Economic Development
- November 10 TPS School Bond Committee Meeting
Capital Homes, LLC
Peoria Investment, LLC
Helmer Group, Inc., Mike Mantel and Stewart Van DeWiese
- November 11 Veteran’s Day Observed
- November 14 Bennie Oulds, Dirty Butter Creek
- November 15 Tulsa County Health Department
OSU – Center of Health Sciences
- November 16 RFP for Brady Village Sculpture in Vest Pocket Park
- November 17 Crossover Community Impact, Board of Director Meeting
BOA, Iron Gates
- November 24 Thanksgiving Day Observed

November 25 Thanksgiving Holiday Observed
November 29 721 – 727 South Troost, Closing

Respectfully submitted,

O.C. Walker II
Executive Director
Tulsa Development Authority