

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

January 2017

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
- No new information.
- 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 December 31, 2016
 - The Redeveloper continues to complete items on the final punch list
- C. Fire Station No. 1 – CORE Associates, LLC**
411 South Frankfort Avenue
Mixed-Use Development
Land Sale for the City of Tulsa
- No new information.
- 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 in June to the City of Tulsa and will be approved in January 2017
 - The Redeveloper has responded to all of the permit related “deficiency items and all matters are resolved
 - SP Parking has tentatively agreed to provide thirty-two (32) additional parking spaces to supplement the thirty (30) parking spaces in the design
 - The supplement parking would be located in the BOK–owned lot on Archer
 - Financing for the project is being provided by Arvest Bank
 - The appraisal was completed in October and the financing has been approved for 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 98% 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
 - Plumbing rough-in on all floors
 - Mechanical piping
 - Mechanical exhaust duct
 - Framing – Level 3 – Residence tower
 - New windows – Racquet ball court

On going

- Electrical rough-in
- Fire alarm System
- Grinding and floor preparation
- Bathroom tile

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

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

- Floors 1 - 5
 - Balcony railings are being installed and are complete through the 5th floor
 - Tiling is complete through the 5th floor
 - Painting is finishing through the 5th floor
 - Kitchen and bathroom cabinets have been installed through the 5th floor

- Floors 6 – 9:
 - New sliding doors are almost complete
 - Plumbing, electrical and mechanical contractors are now finishing
- Wall insulation has been installed through the entire building
- Granite counters tops continue to be installed
- Appliances are installed through the third and part of the fourth floors
- The first floor lobby is still taking shape with a new ceiling going in at the moment
- The Redeveloper is working on temporary power and the permanent power connection has been completed by PSO, thus energizing the new electrical system throughout the building
- The project site is ready for the gas connection and they are waiting on ONG to be available to complete this task

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 Boxyard project is open for business
- The Grand Opening was held Saturday, December 10, 2016

I. First Street Lofts

310 East 1st Street

- One side of drywall continues on the 4th and 5th floors
- Wall insulation to start on the 2nd and 3rd floors
- The staircase to the metal apartments have started construction
- Window installation is ongoing

2. The Village at Central Park

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

- TDA's Chairman, Executive Director and General Counsel have scheduled a meeting with Pearl Development to fully vet the terms and conditions of the existing Redevelopment Agreement

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 footing has been poured and plumbing rough-in will commence very soon
- The slabs will be poured by the first of the year, followed by framing
- The project should be completed by Spring 2017

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 Redeveloper is currently painting the 9th floor
- Tile is being installed on the 7th floor
- Ceiling Grid is installed through the 6th floor
- Wet bar casework has been installed through the 5th floor

- Door frames and shower doors are being installed through the 5th floor
- Wet bar quartz and window sills have been delivered on site
- Bathroom wall vinyl is completed through the 4th floor
- EIS is 95% complete and scaffold has been removed
- The brick façade is scheduled to be complete over the next 2 months
- Storefront and modular brick on the first floor will begin next week

4. 1216 North Lansing Avenue, The Lansing Centre'

The Lansing Centre' - Parking Lot

- Received revised bids for the front parking lot for the Lansing Centre'
- Parking lot repairs are scheduled to commence before the first of the year.

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

- The plumbers are still installing service connections
- The electricians are still working on the community building
- Carpet is being installed in buildings K and L
- The concrete crew is pouring porches on buildings H and I
- The cleaning crew is working on building J
- The sprinkler and fire suppression company met with the Fire Marshall and inspected buildings B, C, D and E
 - Inspections passed

B. Dirty Butter – Heritage Hills Extension

- West of Hartford Avenue, between East Seminole Place and East Virgin Street
 - Sold four (4) Dirty Butter lots on behalf of the City of Tulsa to families that want to live in North Tulsa as follows:
 - 1860 North Hartford Avenue - \$12,000 - Larry and Paula Tease
 - The Tease Family met with the Builder on November 11, 2016 to discuss firm start and completion dates
 - Once they receive a firm schedule, construction will commence
 - 1890 North Hartford Avenue - \$12,000 - Larry Crawford
 - Construction is 100% complete.
 - 2010 North Hartford Avenue - \$12,500 - Bennie Oulds
 - On December 5, 2016, the TDA Board of Commissioners reviewed and approved Resolution No. 6291, allowing Mr. Oulds an extension for completion to May 18, 2018
 - 638 East Seminole Place - \$11,500 - LaKeshu and Bill White
 - Construction has commenced and is 90% 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 28	Vanessa Hall-Harper, District No. 1, Tulsa City Councilor
November 29	Blake Ewing, District No. 4, Tulsa City Councilor
November 30	Destination Tulsa 2025 Tulsa City Council
December 1	TDA Regular Meeting
December 2	Brady Arts District Owners Association (BADOA)
December 5	Mayor Bynum and Staff
December 6	Morton Site, Leon Davis Urban Garden, Institute for Developing Communities Urban Garden, Unity Tree Gardens
December 7	Downtown Coordinating Council
December 8	Rupe Helmer Group, Inc.
December 12	GreenArch, LLC, Kajeer Yar
December 13	Budget Kick Off meeting, City of Tulsa The Ross Group
December 14	Morton Site, Dawn Warwick
December 15	Block 44 Responses are due
December 22	Properties on 6 th Street, TDA Closing
December 23	Christmas Eve Holiday
December 26	Christmas Holiday
December 30	Floating Holiday
January 1	New Year's
January 2	New Year's Holiday

Respectfully submitted,

O.C. Walker II
Executive Director
Tulsa Development Authority