

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

May 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 is currently in the process of negotiating the proposed location of PSO boxes for electrical power to the site
- The overall project is 85% complete

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 Redeveloper indicated the clubhouse and 3 model units have received their Certificates of Occupancy
- The units are currently being furnished and the leasing staff to begin occupying and commencing with tours in the near future
- The project is progressing well
- The first set of (60) units are expected to be delivered in late May 2016

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

411 South Frankfort Avenue

Mixed-Use Development

Land Sale for the City of Tulsa

- The subject property closed on April 15, 2016
- TDA will remit all proceeds to the City of Tulsa, less expenses associated with the project

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 Redeveloper has distributed the bid package to various potential sub-contractors for element pricing
- They are awaiting pricing responses from potential sub-contractors
- In process of preparing proposal and final plans for commercial space tenant
- The Redevelopers are conducting site visits for detailed update of market study to reflect current market conditions
- They continue to refine the total project cost estimate

E. East End Village

401 and 405 South Elgin Avenue, 408 and 418 South Frankfort Avenue, 414 East 4th Street and 415 East 5th Street, Tulsa, Oklahoma

Mixed-Use Development – 62 Apartment Units

Downtown Housing Fund

- The Redeveloper has leased 53 out of 83 units
- They are in the process of minor “touch-up” in the remaining units
- The project is scheduled to be completed the first week of May 2016
- On April 15, 2016, the City of Tulsa issued the Certificate of Occupancy indicating the project met all building and code requirements set forth by the City of Tulsa.

F. Blue Dome Anchor, LLC

110 S. Hartford Avenue/The Hartford Building

Mixed-Use Development - 128 Unit Apartment Building

TDA Land Disposition

- Discussion with tenant for Level 1 and 2 – Medical and Wellness Services
- Discussion with tenant for Level 1 and 2 – national Firm – Title and Trust
- Planning for Apartments – Level 3

G. YMCA Lofts

515 S. Denver Avenue

Mixed-Use with 45 Unit Apartments

Downtown Redevelopment Fund

- Completion percentages:
 - The project is 55% complete
 - Concrete work in garage - Complete
 - New Roofing – Complete
 - CMU walls at first floor apartments – Complete
 - Second Floor Apartment framing - 90% complete
- On going
 - Plumbing rough-in on all floors – On going
 - Mechanical piping – On going
 - Electrical rough-in – On going
 - Hole coring on all floors – On going
 - Passenger elevator rehabilitation – On going
 - Exterior window double insulated glass installation – On going
 - Sheetrock installation – Levels Basement, 1, 2, 3 – On going
- Major purchase – Millwork, Light Fixtures, Plumbing Fixtures, Doors, hardware and appliances

H. River City Development, LLC

Enterprise Building, 522 South Boston Avenue, Tulsa, Oklahoma

Downtown Development Redevelopment Fund

- Internal framing is near completion
- Plumbing and electrical trades continue to work on installing piping and wiring
- The glass skin removal has started
- HVAC installation has also started and is well under way
- Fire sprinkling and elevator trades are expected to start in mid-May

I. Blue Dome Box Yard

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 continues to wait for the final building permit from the City of Tulsa
- The Redeveloper is anxious to get started

J. Drexel Academy

Northeast corner of Martin Luther King, Jr., Blvd and East Jasper Street,

Temporary Charter School

- On March 3, 2016, the TDA Board of Commissioners reviewed and approved Resolution No. 6188, approving a lease agreement between UCT and Drexel Academy, Inc. for temporary use of the property
- On April 12, 2016, Drexel project representatives appeared before the City of Tulsa, Board of Adjustments to seek a special exception to allow modular structures to be located on the site
- As a result to the BOA public hearing, the design of the classrooms went from a six (6) plex building to four (4) separate buildings

K. First Street Lofts

110 East 1st Street

- Mayor Bartlett has approved on the 6th, 7th and 8th Amendments to the Redevelopment Agreement
- The ninth amendment to the Redevelopment Agreement will be discussed in the May 5, 2016, TDA Regular meeting
- Once the ninth amendment to the Redevelopment Agreement is completed, we will schedule a closing and coordinate the commencement of construction
- The roof will be replaced in the next few weeks, as part of the insurance claim

2. 1216 North Lansing Avenue, Suite B

Watkins Estate Sale

- The TDA Board of Commissioners approved a Resolution to enter into a Lease Agreement with Arthur Thompson that will begin in June 2016 for the amount of \$900 per month
- Rodney Watkins has requested the use of Suite A for the month of May to hold and facilitate an estate sale scheduled for May 27, 2016
- The Watkins family will pay \$1,000.00 for usage of the space
- According to the TDA Policy and Procedures manual, Section 20.17 D
 - The Executive Director is authorized to approve and sign interim use agreements and building leases

3. Sector Plan Update

- Houseal Lavigne Associates (HLA) has made modifications to the preliminary recommendations based on feedback from various boards and committees representing the community;
- HLA has coordinated with City of Tulsa staff regarding the viability of specific recommendations discussed during the February presentations;
- HLA submitted modified preliminary recommendations to City Technical Review Committee (TRC) review for Kendall-Whittier on March 10, and for North Tulsa on March 18)
- City staff review has been undertaking technical review of the preliminary recommendations. HLA is currently awaiting the submittal of comments from some City departments before making edits to the recommendation and preparing the complete draft plan.
- In terms of the future timeline, HLA envisions the following, understanding that there may be factors beyond their control that will shift the timeline based on the receipt of comments or logistics of scheduling public meetings:
 - Receiving remaining comments from City technical review by May 6
 - Establishing dates in late May/early June for the presentation of the draft Sector Plans to the TDA Board and respective CAT's
 - Modifications to the Draft Plans as per TDA Board and CAT comments
 - Formal three-tiered adoption process beginning in late June
 - Houseal Lavigne Associates (HLA) has completed several interviews with North Tulsa stakeholders
- HLA has provided a draft recommendation to the North Tulsa Neighborhood Plan.
- The document serves as a basis for technical review by City Staff.
 - Dawn Warwick has forwarded the information to the appropriate parties in order to begin the review process.

4. Project Updates

A. Tulsa North Community Development Corporation (TNCDC)

Northeast Corner of North Main Street and East Latimer Street

- The Redeveloper will provide an update to the TDA Board of Commissioners on Thursday, May 5, 2016

B. Carland Group

One quarter mile North of East Pine Street and one-quarter mile East of North Peoria Avenue

- The Redevelopment is in the process of install underground utilities and rough cutting elevations for final grade
- project is on schedule to be completed by Fall 2016

C. Dirty Butter – Heritage Hills Extension

- West of Hartford Avenue, between East Seminole Place and East Virgin Street
 - i. Sold seven (7) 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. Scheduled to close May 2016
 2. 1890 North Hartford Avenue - \$12,000 - Larry Crawford
 - a. Construction 100% complete.
 3. 1960 North Hartford Avenue - \$12,000
 - a. This item will be added to the June 3, 2016 TDA lot draw
 4. 1980 North Hartford Avenue - \$12,000
 - a. This item will be added to the June 3, 2016 TDA lot draw
 5. 2010 North Hartford Avenue - \$12,500 - Bennie Oulds
 - a. This item will be discussed in the May 5, 2016 TDA Regular Meeting
 6. 2020 North Hartford Avenue - \$12,500
 - a. This item will be added to the June 3, 2016 TDA lot draw
 7. 638 East Seminole Place - \$11,500 - LaKeshu and Bill White
 - a. Construction is scheduled to commence May 2016

Director Meetings and Related Activities:

April 1	Brady Arts District Delivered TDA Board Packets
April 4	the Meridia Project (Walk-Through)
April 5	Urban8, LLC and American Residential Group
April 7	TDA Regular Board Meeting
April 8	the Ross Group (Grand Opening)
April 11	City of Tulsa, WIN's Department, Lottie Nealy
April 12	Davenport Lofts, Jeff Weaver Greenwood Chamber of Commerce
April 13	EverMore Services, LLC
April 14	Property Closing, Fire Station No. 1
April 15	TDA Office Closed, Chairman Peters
April 19	Senior Class Project, Holland Hall
April 20	Land Legacy, Mike Patten
April 21	Main Street Project Vacation, TDA Executive Director
April 25	North Peoria TIF, Derek Gates

April 26 Alfresco Development
Leon Rollerson
April 27 EverMore Services, LLC
April 29 Deliver TDA Board Packets
May 5 TDA Regular Board Meeting

Respectfully submitted,

O.C. Walker II
Executive Director
Tulsa Development Authority



HOLLAND HALL

RECEIVED
APR 25 2016

Dear Mrs. Roberts and Mr. Walker

BY:.....

Thank you so much for all your efforts and help as Baylor and I completed our project. It was a huge success! We could not have done it without your passion and thoughtfulness. Your insight and knowledge of Tulsa's past present, and future is inspiring. We appreciate the work you are doing to help our city be the best it can be.

Thank you so much,
Tara Smith

5666 East 81st Street
Tulsa, Oklahoma 74137-2099
Tel 918.481.1111 | Fax 918.481.1145
www.hollandhall.org



HOLLAND HALL

RECEIVED
APR 25 2016

BY:.....

Dear Mr. Peters,

Baylor and I missed having you at our panel presentation. Mrs. Roberts and Mr. Walker talk very fondly of you. Hope you and your family are doing well. Thinking of you!

Thank you,
Tara Smith

5666 East 81st Street
Tulsa, Oklahoma 74137-2099
Tel 918.481.1111 | Fax 918.481.1145
www.hollandhall.org