

---

**TULSA DEVELOPMENT AUTHORITY BOARD MEETING  
STAFF REPORT**

**MEETING DATE:** March 2, 2017  
**TO:** Chairman and Board Members  
**FROM:** Office of Tulsa Development Authority  
**SUBJECT:**

---

**Background:**

<b>Owner</b>	Tulsa Development Authority
<b>Developer:</b>	N/A
<b>Engineer:</b>	N/A
<b>Location:</b>	N/A
<b>Size of Tract:</b>	N/A
<b>Number of Lots:</b>	N/A
<b>Development Area:</b>	N/A
<b>Fair Market Value:</b>	N/A
<b>Assistant Controller- Internal:</b>	Norman Kildow

**Relevant Info:** The TDA Operating fund (fund 3101) currently has 61 escrow deposits totaling approximately \$420,316 on the hand (see attached list). City of Tulsa Finance Department staff and TDA researched all escrow deposits with last activity dates on or before 10/8/2007. Documentation was located to determine if the escrow deposit was forfeited or needed to be returned. Escrow deposits dated on or after 12/31/2012 will be researched later to determine what action needs to be taken.

The City of Tulsa Finance Department staff recommends escrow deposits totaling \$4,117.50 be refunded to the redeveloper and \$12,692.85 be forfeited and recognized as income.

**Attachments:** See monthly financial statements.

**Recommendations:** Staff recommends this item be approved as presented

**Reviewed By:** O.C. Walker

CITY OF TULSA  
ACCOUNT LISTING BY CENTER AND FUND

DESCRIPTION	LAST ACTIVITY	AMOUNT	PARCEL NO.	DOCUMENTATION	PROPERTY ADDRESS	DEPOSIT RETURN	ACTIVE	\$ REFUND	RECOGNIZE INCOME
TERRY L DAVIS CO / PCL 6-8-R1	6/9/1998	(95.00)	1 06-8-R1	COC	1039 E YOUNG PL	YES		95.00	
BROWN, GERALD / PCL 6-30-R1	1/25/1999	(150.00)	3 06-30-R1	NOD	1867 N OWASSO AVE	NO			150.00
MCGEE ENTERPRISES6-40-R1	7/26/2000	(125.00)	2 6-40-R1	COC	791 E QUEEN	YES		125.00	
WALLY WALLACE INV 6-12-21/15-7	8/9/2000	(262.50)	54	COC		YES		262.50	-
NEIGHBOR FOR NEIGHBOR 6-34-9/15	10/17/2000	(180.00)	8 6-34-9	NOD	788 E SEMINOLE PLACE	NO			180.00
MID-STATES BUILDERS 7-36-31	3/20/2001	(210.00)	10 7-36-31	COC	527 E SEMINOLE PLACE	YES		210.00	
CUMBERLAND PRESBYTERIAN MISSION 7-24-R2	8/14/2001	(105.00)	11 7-24-R2	RESOLUTION/CKLST	217 E VIRGIN ST	NO			105.00
T. R. MCDERMITT PARCEL 7-13-R9	8/14/2001	(200.00)	12 7-13-R9	NOD	348 E ZION ST	NO			200.00
DERMITT, TOM COMPANIES 6-32-R54	10/31/2001	(325.00)	13 6-32-R54	NOD	1831 N MADISON AVE	NO			325.00
MEDERMITT, TOM 7-38-R27	1/25/2002	(235.00)	14 7-38-R27-28	DEPOSIT RETURN	254 E SEMINOLE PLACE	DEPOSIT RETURNED			235.00
TOM MCDERMITT COMPANIES #6-44-R10	11/12/2002	(375.00)	15 6-44-R10	NOD	1212 E QUEEN ST	NO			375.00
RG/REAL GROWTH PARCEL #6-57-R10	11/12/2002	(315.00)	16 6-57-R10	COC	1625 N OWASSO	YES		315.00	
THE WASHINGTON GROUP PARCEL #9-35-R7	2/12/2003	(135.00)	17 9-35-R7	NOD	1152 N MAIN ST	NO			135.00
THE WASHINGTON GROUP PARCEL #9-35-R8	2/12/2003	(210.00)	18 9-35-R8	NOD	1146 N MAIN ST	NO			210.00
MCDERMITT, TOM PARCEL #7-31-R2	3/28/2003	(300.00)	19 7-31-R2	COC	400 E UTE	YES		300.00	
AFFLUENT HOMES, LLC PARCEL #6-48-R4	4/25/2003	(150.00)	20 6-48R4	RESCIND SALE	750 E QUEEN	NO			150.00
TOM MCDERMITT COMPANIES PARCEL #7-37-R10	5/12/2003	(450.00)	21 7-37-R10	NOD	523 E READING	NO			450.00
SMITH, RAYTHAN & Lashan parcel #7-29-R12	6/12/2003	(350.00)	22 7-29-R12	COC	1610 N DETROIT AVE	YES		350.00	
DAUGHRITY, GWEN PARCEL #7-42-R13	6/12/2003	(250.00)	23 7-42-R13	COC	1527 N ELGIN AVE	YES		250.00	
DOUBLE B PROPERTIES PARCEL 7-34-R21	7/31/2003	(240.00)	24 7-34-R21	COC	231 E SEMINOLE PL	YES		240.00	
LEE, PAMELA PARCEL #7-42-R13	10/15/2003	(475.00)	25 7-42-R13	COC	1527 N ELGIN AVE	YES		475.00	
STEWART, JAMES 7-34-R8	12/18/2003	(100.00)	26 7-34-R8	LAWN EXPANSION	228 E TECUMSEH ST	YES		100.00	
TOM MCDERMITT COMPANIES PARCEL 7-36-R1	5/21/2004	(375.00)	27 7-36-R1	DEPOSIT RETURN	502 E TECUMSEH	DEPOSIT RETURNED			375.00
MCDERMITT, TOM PARCEL #7-36-R30	8/16/2004	(210.00)	28 7-36-R30	NOD	531 E SEMINOLE PLACE	NO			210.00
JOHN 3:16 MISSION PARCEL #7-32-R4 & R5	10/11/2004	(275.00)	29 7-32-R3	NOD	200 BLK E VIRGIN ST	NO			275.00
LESLEY MORRIS PARCEL 7-37-R28	12/8/2004	(325.00)	30 7-37-R28	COC	422 E SEMINOLE PL	YES		325.00	
HANNAH, JANE PARCEL 6-48-R4	12/29/2004	(150.00)							150.00
TOM MCDERMITT COMPANIES PARCEL 7-37-R37	6/6/2005	(275.00)	31 7-37-R37	COC	1715 N ELGIN AVE	DEPOSIT RETURNED			275.00
GRACE EVAN LUTHERAN CH PARCEL 22-46-R1	6/24/2005	(400.00)	32 22-46-R1	NOD	2330 E 5TH ST	YES		400.00	
WILKINS, WILLIAM PARCEL 7-47-R15	8/30/2005	(275.00)	33 7-47-R15	NOD	VARIOUS LOTS	NO			275.00
OLTMAN HOMES, INC PCL 9-18, 9-25, 9-38-R1	10/12/2005	(6,397.85)	34 9-18-R1	NOD	VARIOUS LOTS	NO			6,397.85
RG REAL STATE7-38-R36	4/21/2006	(460.00)	4 7-38-R36	COC	1706 N ELGIN	YES		460.00	
RG/REAL6-47-10/7-11-4/7-35-10	4/21/2006	(125.00)	5 7-35-10	COC	429-431 E SEMINOLE PL	YES		125.00	
NOVUS HOMES PARCEL #9-8-R1	12/11/2006	(500.00)	37 9-8-R1	TERMINATED CNTRT	BLOCK 44	NO			500.00
SHORTLINE DENTAL PARCEL #7-39-C1	4/24/2007	(1,230.00)	38 7-39-C1	RES 5437 RETAIN DEPC	1605 N CINCINNATI	NO			1,230.00
STAR BUILDERS INC 26-57R20	10/8/2007	(575.00)	39 6-57-R20	PURCH OFF RESCIND	1803 N OWASSO	YES - \$85 ONLY		85.00	490.00
METROPLAINS LLC	12/31/2012	(14,175.00)	42	RES 6122 PROJ UNDER	110 S BOSTON	NO	14,175.00		

CITY OF TULSA  
ACCOUNT LISTING BY CENTER AND FUND

DESCRIPTION	LAST ACTIVITY	AMOUNT	PARCEL NO.	DOCUMENTATION	PROPERTY ADDRESS	DEPOSIT RETURN	ACTIVE	\$ REFUND	RECOGNIZE INCOME
W-3 DEVELOPMENT, LLC	9/18/2013	(35,000.00)	43	RES 6202 TERM CNTRT	VARIOUS LOTS	NO	35,000.00		
BLUE DOME ANCHOR	1/14/2014	(120,000.00)	44	PROJECT UNDERWAY	110 S HARTFORD AVE	NO	120,000.00		
CRAWFORD, LARRY	5/27/2014	(625.00)	46	DEP DED AT CLOSING	1890 N HARTFORD AVE	NO	625.00		
SMITH, MICHAEL - 1960 N HARTFORD	5/27/2014	(600.00)	50	TERMINATED CNTRT	1960 N HARTFORD	NO	600.00		
SMITH, MICHAEL - 1980 N HARTFORD	5/27/2014	(600.00)	47-8	TERMINATED CNTRT	1980 N HARTFORD	NO	600.00		
SMITH, MICHAEL - 2020 N HARVARD	5/27/2014	(575.00)	49	TERMINATED CNTRT	2020 N HARTFORD	NO	575.00		
OULDS, BENNIE	5/27/2014	(625.00)	51	EXT CNTRT	2010 N HARTFORD	NO	625.00		
FIRESTATION #8, LLC	7/14/2014	(8,250.00)	41	RES 5786 RETAIN DEP	1402 S TRENTON	NO	8,250.00		
THE HILL FAMILY CHARITABLE FOUNDATION	7/14/2014	(19,360.00)	53	EXT CNTRT	BLOCK 53	NO	19,360.00		
URBAN 8	7/14/2014	(13,600.00)					13,600.00		
WESTERN SUN FEDERAL CREDIT UNION	7/14/2014	(1,000.00)					1,000.00		
AMERICAN RESIDENTIAL/HARTFORD COMMONS	7/14/2014	(48,596.30)					48,596.30		
TULSA OPEN SPACE ALLIANCE	7/14/2014	(7,500.00)					7,500.00		
WINTRUST HOMES	7/14/2014	(2,777.50)					2,777.50		
CORE ASSOCIATES	7/14/2014	(33,500.00)					33,500.00		
S & R RANCH	7/14/2014	(24,000.00)					24,000.00		
OFFORD, ANGELA D	2/27/2015	(625.00)					625.00		
ONE PLACE HOSPITALITY	3/9/2016	(17,570.00)					17,570.00		
DOC'S WINE & FOOD	3/9/2016	(30,000.00)					30,000.00		
AIM HIGH ACADEMY	5/12/2016	(3,117.00)	40	RES 5740 TERM CONTR	744 E PINE ST	NO	3,117.00		
ZEUGKER, JAMES JR.	7/12/2016	(470.00)					470.00		
TEASE, LARRY & PAULA	7/13/2016	(12,900.00)	45	DUE FOR COMPLETION	1860 N HARTFORD AVE	\$500 TO BE RETURNED	12,900.00	-	
WHITLEY-WHITE, LAKESHU	7/13/2016	(12,100.00)	52		628 E SEMINOLE PLACE	NO	12,100.00		
NELSON STOWE DEVELOPMENT LLC	7/26/2016	(12,750.00)					12,750.00		
		<u>(437,126.15)</u>					<u>420,315.80</u>	<u>4,117.50</u>	<u>12,692.85</u>

**Earnest Deposits  
3101**

		<b>Amounts to be Retained</b>			
	<b>Parcel Nos.</b>	<b>Contractor</b>	<b>Project Date</b>	<b>Property Address</b>	<b>Earnest Deposit Amounts</b>
1	6-30-R1	Gerald & Teresa Brown	7/20/1999	1867 N Owasso Ave	\$150.00
2	6/34/9 - 15	Neighbor for Neighbor	10/11/2000	788/791 E Seminole Pl	\$180.00
3	7-24-R2	Cumberland Presbyterian Mission	8/14/2001	217 E Virgin Street	\$105.00
4	7-13-R9	T. R. McDermitt	8/14/2001	348 E Zion Street	\$200.00
5	6-32-R54A	T. R. McDermitt	10/31/2001	1831 N Madison Ave	\$325.00
6	6-44-R10	T. R. McDermitt	11/12/2002	1212 E Queen Street	\$375.00
7	9-35-R7	The Washington Group	2/12/2003	1152 N Main Avenue	\$135.00
8	9-35-R8	The Washington Group	2/12/2003	1146 N Main Street	\$210.00
9	6-48-R4	Jane Hannah	12/29/2004	750 E Queen Street	\$150.00
10	7-37-R10	T. R. McDermitt	5/12/2003	523 E Reading Street	\$450.00
11	7-36-R30	T. R. McDermitt	8/16/2004	531 E Seminole Pl	\$210.00
12	7-31-R2	T. R. McDermitt	3/28/2003	200 Blk East Virgin	\$300.00
13	7-47-R15	William Wilkins	8/30/2005	Various Lots	\$275.00
14	9-8-R1	Novus Homes, Inc.	12/11/2006	Various Lots	\$500.00
15	9-25/9-18/9-38-R1	Oltman Homes, Inc.	10/12/2005	Various Lots	\$6,397.85
16	7-39-C1	Shortline Dental	4/24/2007	1605 N Cincinnati Ave	\$1,230.00
17	7-36-R1	T. R. McDermitt	5/21/2004	502 E Tecumseh	\$375.00
18	7-37-R37	T. R. McDermitt	6/6/2005	1715 N Elgin Avenue	\$275.00
19	7-38-R27-28	T. R. McDermitt	1/25/2002	254 E Seminole Place	\$235.00
20	6-57-R20	Star Builders	10/8/2007	1803 N Owasso Ave	\$490.00
21		Aim High Academy	5/12/2016	744 E Pine Street	\$14,175.00
22		Firestation #8, LLC.	7/14/2014	1402 S Trenton Ave	\$8,250.00
23		MetroPlains, LLC	12/31/2012	110 South Boston Ave	\$14,175.00
24		W-3 Development, LLC.	9/18/2013	Various Lots	\$35,000.00
25		Larry Crawford	2/26/2015	1890 N Hartford Ave	\$625.00
				<b>TOTAL</b>	<b>\$84,792.85</b>

**Earnest Deposits  
3101**

		<b>Amounts to be Returned</b>			
	<b>Parcel Nos.</b>	<b>Contractor</b>	<b>Project Date</b>	<b>Property Address</b>	<b>Earnest Deposit Amounts</b>
1	6-8-R1	Terry L. Davis	6/9/1998	1039 E Young Pl	\$95.00
2	6-40-R1	McGee Enterprises	7/26/2000	791 E Queen Street	\$125.00
3	7-38-R36	RG/Real Growth Club, LLC	4/21/2006	1706 N Elgin Avenue	\$460.00
4	6-47-10 7-11-4 7-35-10	RG/Real Growth Club, LLC	4/21/2006	429-431 E Seminole Pl 1044 E Queen St 218 E Young Pl	\$125.00
5	7-36-31	Mid State Builders	3/20/2001	527 E Seminole Pl	\$210.00
6	6-57-R10	RG/Real Growth Club, LLC	11/12/2002	1625 N Owasso Avenue	\$315.00
7	7-31-R2	T.D. McDermitt	3/28/2003	400 E Ute Avenue	\$300.00
8	7-39-R12	Smith, Raythan & LaShan	6/12/2003	1610 N Detroit Avenue	\$350.00
9	7-42-R13	Daughrity, Gwen	6/12/2003	1527 N Elgin Avenue	\$475.00
10	7-34-R8	Stewart, James	12/18/2003	228 E Tecumseh St	\$100.00
11	7-37-R28	Lesley Morris	12/8/2004	422 E Seminole Pl	\$325.00
12	22-46-R1	Grace Evan Lutheran Church	6/24/2005	2330 E 5th Street	\$400.00
13	6-57-R20	Star Builders	10/8/2007	1803 N Owasso Ave	\$85.00
				<b>TOTAL</b>	<b>\$3,365.00</b>