

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

March 2016

**1. Project Status Update**

**A. Tulsa Urban Development Group, LLC, d/b/a Urban8**

**North side of East 3<sup>rd</sup> Street South, between South Greenwood Avenue and South Kenosha Street**

**8 Single Family Dwellings**

**TDA Land Disposition**

- The Redevelopment site has received permanent electrical power
- The roofers are installing all gutters
- Exterior lighting fixtures have been installed on all units and flood lights have been installed in the elevator towers
- The Stucco Contractor is 95% complete
- The final earth work to level the site is ongoing
- The side yard has been planted and irrigation system installed on Lot 8
- To date, two units are under contract

**B. The Edge at East Village (Hartford Commons, LLC)**

**South of East 2<sup>nd</sup> Street, between South Greenwood Avenue and South Kenosha Street**

**162 Apartment Units**

**TDA Land Disposition**

- The Redeveloper indicates the parking structure is 95% complete
- The estimated delivery time for the clubhouse and sections one and two will be completed in mid-April, 2016
- Installation of drywall commenced the week of February 22, 2016
- The courtyard stucco should be complete by the first week of March 2016
- The Redeveloper indicates that the courtyard construction (pool, water feature and hardscape) will commence once the courtyard stucco is complete

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

**411 South Frankfort Avenue**

**Mixed-Use Development**

**Land Sale for the City of Tulsa**

- The City of Tulsa has transferred the subject property to TDA to dispose of the site
- TDA will schedule a closing and remit proceeds to the City of Tulsa
- All necessary documentation is in order to facilitate the closing

**D. Towne Place Suites - Wilkins Project**

**Northwest Corner of East Archer Street and North Elgin Avenue**

**Mixed-Use 160 Unit Hotel**

**TDA Land Disposition**

- No new information

**E. 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 is in the process of selecting a General Contractor (GC) by the beginning of March 2016
- Once the GC has been selected, the Redeveloper will work closely with the Project Architect on cost estimates and value engineering
- The Redeveloper plans to apply for a Building Permit in May 2016

**F. East End Village**

**401 and 405 South Elgin Avenue, 408 and 418 South Frankfort Avenue, 414 East 4<sup>th</sup> Street and 415 East 5<sup>th</sup> Street, Tulsa, Oklahoma**

**Mixed-Use Development – 62 Apartment Units**

**Downtown Housing Fund**

- The project is on track to be completed by May 2016

**G. Blue Dome Anchor, LLC**

**110 S. Hartford Avenue/The Hartford Building**

**Mixed-Use Development - 128 Unit Apartment Building**

**TDA Land Disposition**

- No new information

**H. YMCA Lofts**

**515 S. Denver Avenue**

**Mixed-Use with 45 Unit Apartments**

**Downtown Redevelopment Fund**

- Completion percentages:
  - The project is 50% complete
  - Design is 100% complete
  - Parking Garage on Basement Level is 95% complete
  - Apartment and Lobby Framing on Level 1 is 95% complete
  - Level 1 fire rating of deck is 90% complete
  - Mechanical, plumbing and electrical of Level 1 is 90% complete
  - Main electrical service to site is 100% complete
  - Mechanical, plumbing and electrical of Level 2 apartments are 10% complete
  - Sprinkler piping to all Levels are 75% complete
  - Level 2 framing is 75% complete
  - Level 2 sheetrock is 20% complete
  - New elevator equipment installed and one car is operable

- New roof is 100% complete
- Framing of Level 3 thru Level 7 is 20% complete
- Material procurement ongoing (doors, cabinets, trim and accessories)
  - Phase 1 – Basement, 1, and 2 will be ready for occupancy in July 2016
  - Phase 2 – Levels 3,4,5,6, and 7 will be ready to occupancy in November 2016

**I. River City Development, LLC**

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

- The City of Tulsa’s Development Services is reviewing the response of the Redeveloper
- Preparation has begun in regard to the interior demolition
- The new roof is 80% complete
- The majority of the project material has been ordered and awaiting delivery.
- Sub-contractor agreements are in the process of being executed (elevators, glazing, plumbing, mechanical and electrical)

**J. 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 has submitted a request to receive Blue Dome TIF Funds for Streetscaping and other expenditures

**K. First Street Lofts**

110 East 1<sup>st</sup> Street

- On February 25, 2016, the Mayor of the City of Tulsa approve Amendments No. 6, 7 and 8
- Construction will commence 90 days after closing

**L. DG TUL MLK, LLC, formerly The Petrous Group**

**East of Martin Luther King, Jr. Blvd., between East Queen Street and East Reading Street  
Retail – Dollar General  
TDA Land Disposition**

- The Redeveloper has provided the TDA Office with a letter to terminate negotiations with TDA for purchase of the subject project

**2. Tax Increment Finance Study of Eastern Portion of Downtown Tulsa**

**American Architectural Foundation September 21 – 23, 2015, City Hall, 10<sup>th</sup> Floor**

- The Blue Dome TIF is expected to terminate in the Spring of 2016
- Staff is tabulating all expenses associated with the Blue Dome TIF

**3. Sector Plan Update**

- Had a conference call with Houseal Lavigne Associates (HLA) on February 24, 2016 to discuss the following

- Timeline to complete the Sector Plan
- Technical Advisory Committee Review
- TDA Board and Citizen Advisory Team (CAT) will review the Goals and Objectives of the Sector plan
- Approval process
  - CAT Approval
  - TDA Board Approval
  - TMAPC Approval
  - City Council Approval
- Attachment “A” - Timeline

#### **4. Project Updates**

##### **A. Tulsa North Community Development Corporation (TNCDC)**

Northeast Corner of North Main Street and East Latimer Street

- Met with principles of TNCDC on February 16, 2016 to discuss the status of the Redevelopment project
- The Redeveloper plans to apply for OHFA fund in three phases to fund the project
- The phase of the project is as follows:
  - Apply for OHFA funds in June 2016 for Phase One – 54 units with commercial frontage
  - Apply for OHFA funds January 2017 for Phase Two - 40 units with a retail component
  - Apply for OHFA funds June 2017 for Phase Three – 40 units with a retail component
  - Additional funding source will be Section 8 vouchers and HUD grant of 221D4
- TNCDC will provide a more detailed report on May 20, 2016

##### **B. Carland Group**

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

- Construction has commenced
- The Redeveloper is in the process of performing earth work
- The sanitary sewer is 75% complete
- Storm sewer is 50% complete
- Construction on the buildings are scheduled commence June 2016
- Please see attachment “B” - Timeline

##### **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. The abstract has been reviewed
      - b. A closing is scheduled for April 4, 2016

2. 1890 North Hartford Avenue - \$12,000 - Larry Crawford
  - a. Construction 100% complete.
3. 1960 North Hartford Avenue - \$12,000 - Michael Smith
  - a. No new information
4. 1980 North Hartford Avenue - \$12,000 - LaMont Hawkins
  - a. No new information
5. 2010 North Hartford Avenue - \$12,500 - Bennie Oulds
  - a. Plans to start construction March 2016.
6. 2020 North Hartford Avenue - \$12,500 - Michael Smith
  - a. No new information
7. 638 East Seminole Place - \$11,500 - LaKeshu and Bill White
  - a. The subject property has closed
  - b. Construction will commence May 2016

#### Director Meetings and Related Activities

February 1	Website Training
February 3	City of Tulsa, Dawn Warwick – Planning
February 4	TDA Regular Board Meeting City Council, Sector Plan Update Kendall-Whittier Neighborhood, Sector Plan Update North Tulsa Neighborhood, Sector Plan Update
February 5	Kendall-Whittier Neighborhood Stakeholders Brady Arts District Property Owners Association
February 9	Brady District and Blue Dome District TIFs, Mike Thedford
February 10	W3 Development, LLC, and Parks Development, LLC One Place SE, LLC Website Design – Walsh Barnes, Jeff Barnes and Nancy Roberts
February 11	Tulsa City Council, Fire Station No.1
February 12	City of Tulsa, Dawn Warwick - Planning
February 15	Heritage Hills – Dirty Butter, Larry and Paula Tease
February 16	First Street Lofts, Warren Ross, Matt Newman and Steven Watts OSU-Tulsa/UCT, Howard Barnett and Ron Bussert NTCDC, Dr. Pat Williams and Tony Page State Chamber of Oklahoma, Stephanie Snyder City of Tulsa, Bob Edmonson, Clay Bird and Dawn Warwick
February 17	6 <sup>th</sup> Street/Elm Creek, The What Not Shop, David Green (Inspector) TMAPC, Petrous Group Meredith Peebles and Elizabeth Ellison, Lobeck Taylor Foundation City of Tulsa, Ray Meldrum and Kristi Ostler
February 18	OSU-Tulsa/UCT, Howard Barnett, Ron Bussert and Jay Helm
February 19	Executive Director Walker – Vacation Day
February 22	GreenArch, Kajeer Yar City of Tulsa, Dawn Warwick and Leon Davis
February 23	Strategic Plan, Cynthia Stewart

February 24 OSU-Tulsa and Tulsa Public Schools, Ron Bussert and Chris Higgins  
Lansing Centre', Suite B, Leon Rollerson  
February 29 Marshall Elementary School, Commissioner Roberts and S. Gillett  
March 3 TDA Regular Board Meeting

Respectfully submitted,

O.C. Walker II  
Executive Director  
Tulsa Development Authority



ID	% Complete	Task Name	Duration	Start	Finish	Predecessors	Resource Names
1	3%	<b>Cherokee Meadows</b>	<b>238 days</b>	<b>Mon 1/4/16</b>	<b>Wed 11/30/16</b>		
2	34%	<b>Site Work</b>	<b>127 days</b>	<b>Mon 1/4/16</b>	<b>Tue 6/28/16</b>		
3	100%	DEQ Approval	2 wks	Mon 1/4/16	Fri 1/15/16		GC
4	100%	Errosion Control	1 wk	Mon 1/18/16	Fri 1/22/16	3	Excavator
5	100%	Survey for Cut and Fill	1 wk	Mon 1/25/16	Fri 1/29/16	4	Suveyor
6	50%	Cut and Fill	6 wks	Mon 2/1/16	Fri 3/11/16	5	Excavator
7	30%	Survey Utilities	2 days	Mon 3/14/16	Tue 3/15/16	6	Surveyor
8	30%	Install Water, Sewer & Storm Mains	6 wks	Wed 3/16/16	Tue 4/26/16	7	Utilitie Cont.
9	0%	Survey Back of Curb	2 days	Wed 4/27/16	Thu 4/28/16	8	Surveyor
10	0%	Cut Roads	1 day	Fri 4/29/16	Fri 4/29/16	9	Excavator
11	0%	Stableization	7 days	Mon 5/2/16	Tue 5/10/16	10	Paving Cont.
12	0%	Curbs & Streets	2 wks	Wed 5/11/16	Tue 5/24/16	11	Paving Cont.
13	75%	Rough Grade Lots	1 wk	Wed 5/25/16	Tue 5/31/16	12	Excavator
14	0%	Install Electric Main Lines	3 wks	Wed 5/25/16	Tue 6/14/16	12	
15	0%	Install Cable Main Lines	2 wks	Wed 6/15/16	Tue 6/28/16	14	
16	0%	Install Phone Main Lines	2 wks	Wed 6/15/16	Tue 6/28/16	14	
17	0%	<b>Building 1</b>	<b>101 days</b>	<b>Wed 6/1/16</b>	<b>Wed 10/19/16</b>		
65	0%	<b>Building 2</b>	<b>101 days</b>	<b>Wed 6/1/16</b>	<b>Wed 10/19/16</b>		
113	0%	<b>Building 3</b>	<b>101 days</b>	<b>Wed 6/15/16</b>	<b>Wed 11/2/16</b>		
161	0%	<b>Building 4</b>	<b>101 days</b>	<b>Wed 6/15/16</b>	<b>Wed 11/2/16</b>		
209	0%	<b>Building 5</b>	<b>101 days</b>	<b>Wed 6/22/16</b>	<b>Wed 11/9/16</b>		
257	0%	<b>Building 6</b>	<b>101 days</b>	<b>Wed 6/22/16</b>	<b>Wed 11/9/16</b>		
305	0%	<b>Building 7</b>	<b>101 days</b>	<b>Wed 6/29/16</b>	<b>Wed 11/16/16</b>		
353	0%	<b>Building 8</b>	<b>101 days</b>	<b>Wed 6/29/16</b>	<b>Wed 11/16/16</b>		
401	0%	<b>Building 9</b>	<b>101 days</b>	<b>Wed 7/6/16</b>	<b>Wed 11/23/16</b>		
449	0%	<b>Building 10</b>	<b>101 days</b>	<b>Wed 7/6/16</b>	<b>Wed 11/23/16</b>		
497	0%	<b>Building 11</b>	<b>101 days</b>	<b>Wed 7/13/16</b>	<b>Wed 11/30/16</b>		
545	0%	<b>Building 12</b>	<b>101 days</b>	<b>Wed 7/13/16</b>	<b>Wed 11/30/16</b>		
593	0%	<b>Community Building</b>	<b>98 days</b>	<b>Wed 7/13/16</b>	<b>Fri 11/25/16</b>		