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**TULSA DEVELOPMENT AUTHORITY BOARD MEETING  
WORK SESSION MEETING OF: AUGUST 4, 2016**

**TO: CHAIRMAN AND BOARD MEMBERS**  
**FROM: D.W. GATES ENGINEERING SERVICES**  
**SUBJECT: NORTH PEORIA AVENUE TAX INCREMENT  
DISTRICT NUMBER FOUR STATUS AND  
AND POTENTIAL EXTENSION**

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**Background:**           **Owner:**                   City of Tulsa  
                                  **Location:**               North Peoria TIF Boundary

A meeting was held July 25, 2016 with the Lacy Park Council and they were provided an update on the TIF. I have requested an updated TIF account balance report from the City of Tulsa and will send it out as soon as I receive it. It was emphasized to the Lacy Park Council, while the North Peoria TIF includes Lacy Park as one of the partners and potential recipient of funds collected, Lacy Park is not the only recipient of the funds. Also, the Lacy Park Council is an advising body, that can make recommendations on how the money is to be spent. Those recommendations need to be approved by TDA and also by the City of Tulsa Parks Department before these suggestions can be funded.

**Status of North Peoria TIF**

The North Peoria TIF is still function and collecting money. I have requested a balance on the funds, but expect the current balance to be around \$ 4,300,000.00. When recently approved projects are paid out of the account, the balance in the fund will be around \$ 3,300,000.00

**Recent Activities**

In recent months, the following expenditures have been approved (from the North Peoria TIF).

Starting balance (Estimated)	\$ 4,300,000.00
Lacy Park Pool Enhancements:	\$ 335,000.00
Weight Room Expansion:	\$ 210,000.00
North Peoria Lighting (Between Pine and Apache) (Estimated amount for design and construction)	\$ 450,000.00
Approximate remaining unallocated funds in North Peoria TIF	<b>\$ 3,305,000.00</b>
*Amount remaining in account pro-rated for Lacy Park (This is an estimated amount, with no guarantee the funds would not be used elsewhere on approved TIF projects).	\$ 1,080,000.00

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**Task for the North Peoria TIF**

Tulsa Development Authority is wanting to explore different ways to use the funds to improve economic development and economic conditions in the TIF area. They have requested I meet with the Tulsa Metropolitan Chamber of Commerce and other business assistance entities to come up with ideas. The general feeling from the TDA Board, is a concern that the projects are not “Big Enough” or do not have a big enough impact on the community. There is also some concern that the community meetings may not include enough people and we may need to expand the outreach. That is not necessarily to reach out to people who do not live or have business in the TIF area, but to find ways to make sure we are reaching out to all of those who do live or own business in the area. Meetings are taking place with the Tulsa Chamber and also the Greenwood Chamber for ideas.

**Lacy Park**

The Lacy Park task force will be working with the Tulsa Parks department to review the plans for the sales tax funded playground and outside water feature (splash pad). Once the plans for this are known, they will look at projects that may need TIF funding support.

**Ogan’s Circle**

This is a housing development in the area of Lacy Park and a development that is within the North Peoria TIF. It is possible the developer for this site will be seeking TIF money to help provide assistance for people wanting to build homes at this site. This development will consist of 14 homes in a fenced Cul-de-sac. The prospective developer will be exploring options for assistance.

**Morton’s Reserve**

The developer is working towards getting a development agreement for the project and hopes to get North Peoria TIF assistance for this project. Current thought is to get assistance for relocating some abandoned utility lines. Once the development agreement is in place, the developer will be more specific about funding needs.

**MTTA Peoria Route Improvements**

As part of the Vison Package, there will be improvements and changes proposed for the entire length of Peoria. Approximately 1 mile of this would be in the TIF area. I will reach out to MTTA and see if there is any need or benefit in coordinating this work with TDA.



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