
**TULSA DEVELOPMENT AUTHORITY BOARD MEETING
WORK SESSION MEETING OF: MARCH 2, 2017**

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**

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

Plans for lighting on Peoria between Apache and Pine are set to advertise for bid in March of, 2017. Final review is taking place on the plans, specifications and bidding advertisement in preparation for bidding. Final estimate is being made using current lighting bid prices.

A meeting was held on February 14, 2017 at 8:30 AM with the Economic Development Department of the City of Tulsa, to go over ideas for utilization of TIF funds for the benefit of the North Peoria TIF boundary area. Also discussed were expansion of the TIF and possible extension of the TIF time line. It was also mentioned there is a possibility that some of the TIF funds that were over collected may end up being returned to the taxing entities.

Attending the meeting were Dawn Warrick, Jim Coles, Mike Dickerson, and Leon Davis from the City of Tulsa Economic Development Department and Planning Departments and Jennifer Gates who is working on the Bus Rapid Transit Project. Economic Department Director Kathy Taylor had emailed her support of the efforts and offered to provide any assistance we needed in coming up with a plan or ideas.

Several plans were brought up that had been presented earlier and some new ideas were proposed, and will be evaluated further.

Bike Trails

Dawn Warrick proposed adding a bike lane on Virgin to connect Lacy Park, Booker T. Washington High School and the Midland Valley Bike trail. It is proposed the bike lane also connect to the new BRT terminal to be located near Pine.

Also discussed was adding a bike lane from the new Morton Project on Pine and connecting it to the Peoria BRT terminal. The idea is to bring people into the Peoria corridor from the parks and Morton and increase business activity.

TIF Expansion to Include Morton Project

The Economic Development Department is taking steps to expand the North Peoria TIF area to include the proposed Morton project (Morton's Reserve by Michael Smith). The funds from this will be used for public improvements and infrastructure related to the project. (utilities, streetscaping, etc.). The TIF language allows for expansion of up to 5%. The property is on the border of the TIF area and the area is within the 5% limit. At this time, there has been no other expansion of the TIF area.

ACTION: APPROVAL: _____ APPROVAL W/ CONDITION: _____ DENIAL: _____ TABLED: _____
VOTE: _____

Community Zoning and Marketing

It was presented as an option, that a more aggressive effort be made to market the land in the TIF area, through advertising or promotions in news media and the TDA webpage. We could also market the availability of funds from the TIF for assistance. Another idea was to rezone the residential property just North of the Shoppes on Peoria on the East side of the road, from residential to commercial. The thought is this would be a natural area of commercial expansion, and the potential developers would not have to worry about rezoning. There was no discussion of actually buying out the residential property owners.

Green Belt Development Between Lacy Park and Midland Valley Trail

There have been plans and discussions through the years about developing an outdoor park, trail or destination point in vacant city land between Maddison and the Midland Valley Trail. The area is currently in a flood plain, and is owned by the City of Tulsa. Eventually there would be a connection between Lacy Park and Crawford Park, which is outside of the TIF area. Possible improvements would include a trail, scenic pond, picnic area, playing fields, etc. The proposed park area would potentially connect to the proposed bike trail system and make the area a destination point. Because of strained budgets in the Parks Department, there may be a need for additional funding to support and maintain these improvements. Since the idea was first brought up several years ago, several houses have been built in the area, but there is still a considerable amount of open land, owned by the City.

North Peoria Avenue Historical Figure Linear Sculpture

Jim Cole presented a plan from 2009 that included a series of statues located on the west side of Peoria between Pine and Apache. The statues would be of historical figures with significance in the community. The figures would be approximately life size and would also include benches, park like settings, sidewalks and landscaping. The area on the west side of Peoria is generally too narrow for major development, and also has a high voltage power line over most of it. The thought is this would make an appealing walking area and would attract more residents to the areas of commerce. It would also be easily accessible to the new BRT system. The original concept was approved by the Lacy Park Task Force.

Community Funding Request

Several community groups have come up with proposed uses for TIF funds, primarily for security lighting and traffic control. The members have been advised to compile their plans to present to TDA.

We will be getting additional information from the Economic Development Department on costing of these potential improvements. Once we are further down the road, the ideas will be presented to the community, in an open community meetings, for feedback.

TIF Extension

During the meeting, the extension of the TIF zone was discussed briefly. The expiration of the TIF is approaching. Some in the group expressed doubts that the taxing entities would be willing to extend the TIF. It was suggested we further explore the possibility and see what obstacles might be present.

ACTION: APPROVAL: ____ APPROVAL W/ CONDITION: ____ DENIAL: ____ TABLED: ____
VOTE: ____

I will report back with budgetary numbers for the proposed improvements and status reports on the TIF area expansion.

A handwritten signature in cursive script, appearing to read "Dan Haly".

ACTION: APPROVAL: _____ APPROVAL W/ CONDITION: _____ DENIAL: _____ TABLED: _____
VOTE: _____