
**TULSA DEVELOPMENT AUTHORITY
STAFF REPORT**

MEETING DATE: September 1, 2016
TO: Chairman and Board Members
FROM: O.C. Walker
SUBJECT: Request to enter into a Redevelopment Agreement for Redevelopment of Ogan's Circle
LOCATION: South of East Virgin Street, between North Lansing Avenue and the Osage Prairie Trail, Tulsa, Oklahoma

Background:	Redeveloper:	Tulsa Development Authority
	Owner:	Tulsa Development Authority
	Location:	South of East Virgin Street, between North Lansing Avenue and the Osage Prairie Trail Tulsa, Oklahoma
	Size of Tract:	3.21 Acres
	Zoning:	Single Family Residential
	Development Area:	Lacy Park Neighborhood
	Fair Market Value	Appraisal - \$140,000
	Staff Planner:	O.C. Walker

Relevant Info: On July 12, 2016, the TDA Board of Commissioners reviewed and approved Resolution No. 6237, authorizing negotiations with Capital Homes for the sale and redevelopment of TDA Owned lots located at Ogan's Circle. On Tuesday, July 26, 2016, TDA's Executive Director and General Counsel met with representatives of Capital Homes to discuss the terms and conditions of the proposed agreement. Two items that came up were Development Details and assistance with down payment.

In regard to the Development Details, the City of Tulsa has provided a newly constructed street. According to Leon Davis, Project Manager – Real Estate Department for City of Tulsa, there are funds available to support additional Development Details. The following is to occur prior to the commencement of construction:

- Stockade fencing around the perimeter of the lots
- Light lighting
- Decorative entryway into the development
- Ensure the Redeveloper has access to all utilities on site

Capital Homes proposes that TDA contribute a total of \$80,000.00 toward down payment assistance loans. Each loan will be in the form of a Promissory Note from the new home buyer to TDA, secured by a second mortgage. The loan is not a gift, although it will bear no interest, and the loan will become due upon the sale or refinancing of the home. These loans will help address obstacles related to cash down payments, buyers' credit issues and other barriers to home ownership. Capital Homes will contribute up to \$4,000.00 toward the closing cost. These two forms of assistance will stimulate demand, establish comparable sales, and create momentum in an area with limited new construction activity.

Down Payment Assistance Loans	No. of Homes	Per Home	Total
First Four Homes	4 Each	\$8,000.00	\$32,000.00
Second Four Homes	4 Each	\$6,000.00	\$24,000.00
Last Six Homes	6 Each	\$4,000.00	\$24,000.00
Total	14 Homes		\$80,000.00

Recommendation: Staff recommends this item be approved as presented.

Reviewed By: O.C. Walker